



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660031565 Parcel ID 000000-00-0-00075-005-0010 Cadastral ID 36-21-15-08950 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 314751 STANFILL, CHASE A 9495 E CHERRYWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09495 E CHERRYWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0010 / 0005 Parcel Size 2 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																						
Legal Description Lot/Long: 36.25192374 -95.66072519										Building Permits																																												
Legal Description LOTS 10 & 11 BLOCK 5 BRIDGEPORT 1					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2461/678	RHODES, JEFFERY W II &	03/19/2015	86,500	YES																																													
					2206/343	BANK OF OKLAHOMA NA	11/04/2011	82,000	3																																													
					2157/75	BAILES, BRADLEY D &	01/19/2011	0	10																																													
					1616/100	BEAR, MELODY	08/30/2004	92,500	YES																																													
					1421/882	ROBERTS, SONYA & BRANDON A	11/08/2002	83,000	YES																																													
					945/173	VREELAND, FRANK	02/01/1994	65,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 43,477</td> <td>30,990</td> <td>11%</td> <td>3,409</td> <td>Assessed</td> <td>13,716</td> <td>1,428.27</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 93,698</td> <td>93,698</td> <td> </td> <td>10,307</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 137,175</td> <td>124,688</td> <td> </td> <td>13,716</td> <td>Total Taxable</td> <td>13,716</td> <td>1,428.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2016	Land Value 43,477	30,990	11%	3,409	Assessed	13,716	1,428.27	Year Frozen	0	Improvements 93,698	93,698		10,307	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 137,175	124,688		13,716	Total Taxable	13,716	1,428.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031565	STANFILL, CHASE A	80	135,362	0	13,063	1,361.00																																															
2024	2024-660031565	STANFILL, CHASE A	80	134,100	0	12,441	1,192.00																																															
2023	2023-660031565	STANFILL, CHASE A	80	107,712	0	11,848	1,118.00																																															
2022	2022-660031565	STANFILL, CHASE A	80	109,163	0	12,008	1,154.00																																															
2021	2021-660031565	STANFILL, CHASE A	80	115,280	0	11,953	1,119.00																																															
2020	2020-660031565	STANFILL, CHASE A	80	105,277	0	11,384	1,067.00																																															
2019	2019-660031565	STANFILL, CHASE A	80	98,566	0	10,842	1,033.00																																															
2018	2018-660031565	STANFILL, CHASE A	80	103,274	0	11,360	1,083.00																																															
2017	2017-660031565	STANFILL, CHASE A	80	102,497	0	11,275	1,077.00																																															
2016	2016-660031565	STANFILL, CHASE A	80	100,067	0	11,007	1,054.00																																															
2015	2015-660031565	STANFILL, CHASE A	80	104,852	0	11,534	1,114.00																																															
2014	2014-660031565	RHODES, JEFFERY W II &	80	105,674	0	11,624	1,062.00																																															
2013	2013-660031565	RHODES, JEFFERY W II &	80	106,184	0	11,294	1,069.00																																															



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	0.1677	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,307.00 x 5.95 = 43,477	
Factor Value		
Adjustments	1.0000	
Lot Value	43,477	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	133,557	113.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	144,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.08	Total Misc Impr	+	8,522			
Roofing Adj	+ 4.21	Garage Cost	+	9,944			
Subfloor Adj	+ 0.00	Total RCN	=	158,810			
Heat/Cool Adj	+ 10.30	Depreciation (41%)	-	65,112			
Plumbing Adj	+ 10.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,698			
Adj Base Cost	= 119.34	Lot Value	+	43,477			
Total Area	x 1,176	Indicated Value	=	137,175			
Adjusted Cost	= 140,344	Value Per SqFt		116.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,698		
Lot Value	43,477		
Indicated Value	137,175	116.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	137,175	116.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75112	28x7		196	20.68		4,053
PRCH	SLAB PORCH - COVERED	75113	16x11		176	20.74		3,650
PATO	SLAB PORCH - OPEN	75114	16x5		80	10.24		819



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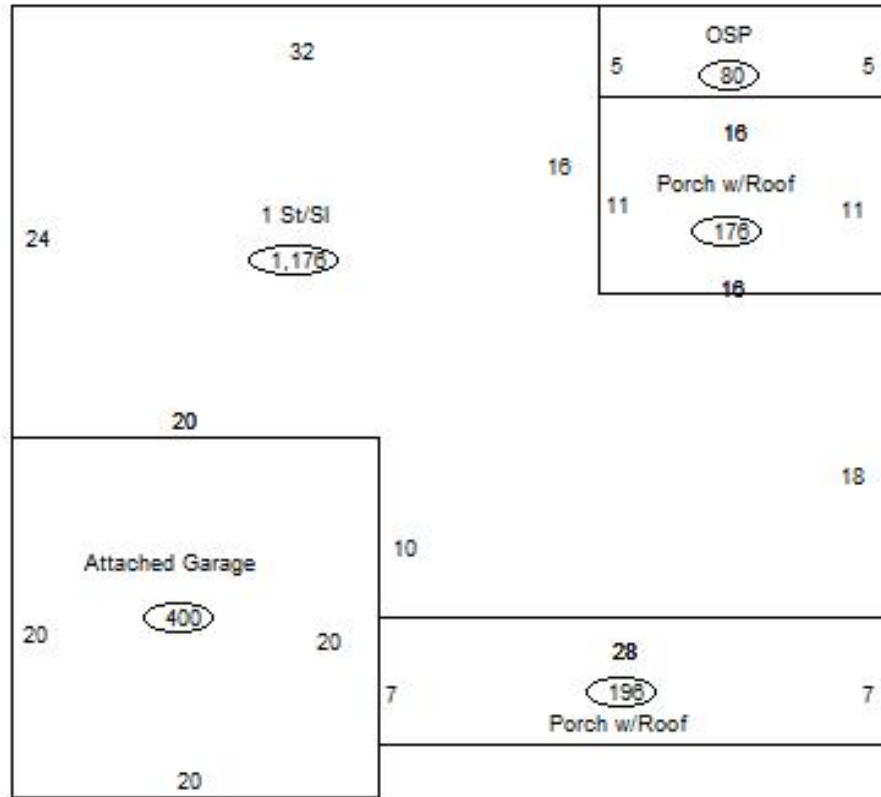
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,176	1.000	1,176
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	176	1.000	176
5	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						