



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031621 <b>Parcel ID</b> 000000-00-0-00558-002-0027 <b>Cadastral ID</b> 36-21-15-09630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 328124 CABALLERO-MOLINA, MARIA & RAFAEL ESCALANTE-BETANCOURT  9898 E SPOTTED HORSE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09898 E SPOTTED HORSE DR <b>Subdivision</b> ORCHARD HILL ESTATES <b>Lot/Block</b> 0027 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1076 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25615393 -95.65271472										<b>Building Permits</b> <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>R19 77</td> <td>R22- 28X45 DTCH ACC BLDG</td> <td>10/2019</td> <td>10/2021</td> <td>22,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 77	R22- 28X45 DTCH ACC BLDG	10/2019	10/2021	22,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1786 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,338.00 x 1.03 = 52,701 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,701		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Veneer, Stone 30% Frame, Siding, Wood
<b>Base/Total Area</b>	2,185 / 2,185
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	5 Wood or Shake Shingle
<b>Area on Slab</b>	2,185
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

\\tsclient\TOM\COMMERCIAL PICS\2022-08-17\IMG\_0012.JPG 8/18/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	229,870	105.20	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	251,370		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.94	<b>Total Misc Impr</b>	+ 9,473				
<b>Roofing Adj</b>	+ 5.35	<b>Garage Cost</b>	+ 16,119				
<b>Subfloor Adj</b>	+ -2.28	<b>Total RCN</b>	= 318,164				
<b>Heat/Cool Adj</b>	+ 13.15	<b>Depreciation ( 47%)</b>	- 149,537				
<b>Plumbing Adj</b>	+ 6.75	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 168,627				
<b>Adj Base Cost</b>	= 133.90	<b>Lot Value</b>	+ 52,701				
<b>Total Area</b>	x 2,185	<b>Indicated Value</b>	= 221,328				
<b>Adjusted Cost</b>	= 292,572	<b>Value Per SqFt</b>	101.29				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,627		
<b>Lot Value</b>	52,701		
<b>Indicated Value</b>	221,328	101.29	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,750		
<b>Total Value</b>	225,078	103.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,840.02		5,840
PRCH	SLAB PORCH - COVERED	75279		86	86	27.73		2,385
PATO	SLAB PORCH - OPEN	75280	15x7		105	11.89		1,248



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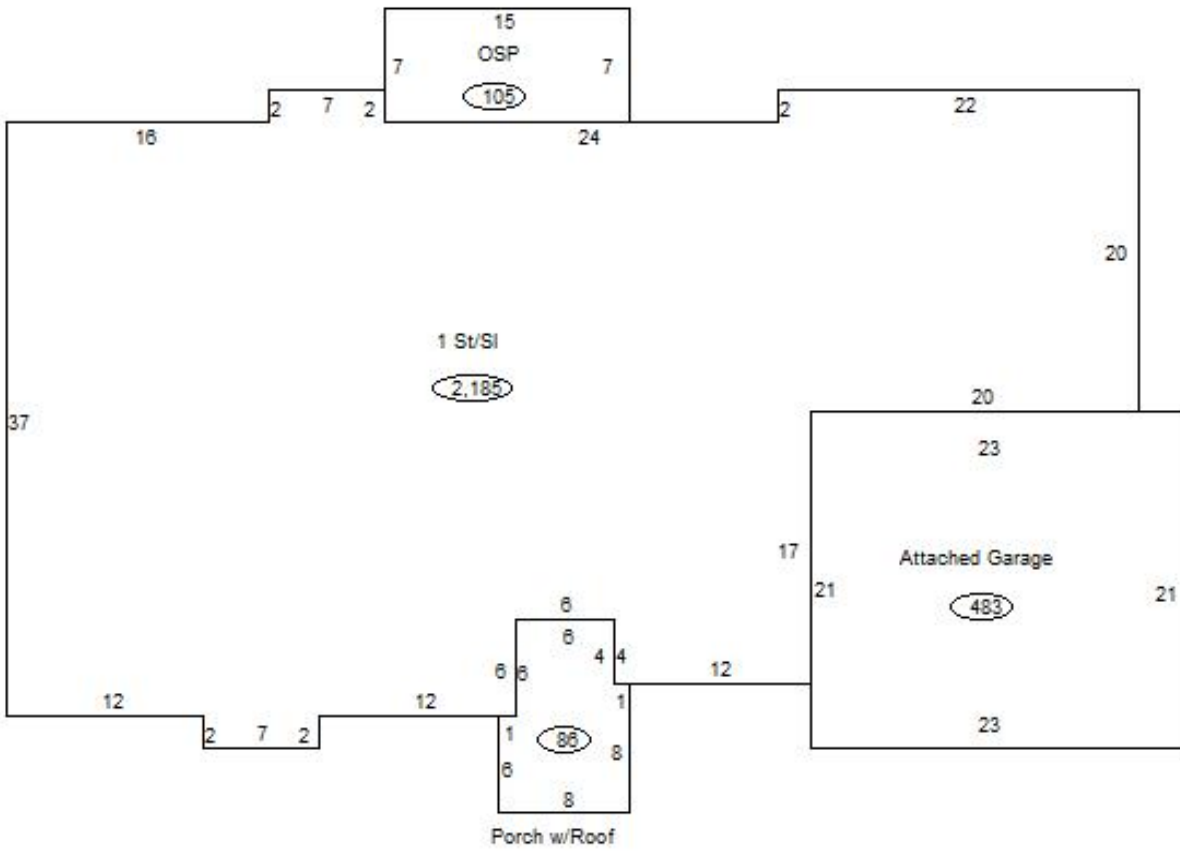
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### Sketch Image

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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	2,185	1.000	2,185
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	86	1.000	86
4	M	PATO		13	Open Slab	105	1.000	105
<b>Total Building Area</b>						<b>2,185</b>		<b>2,185</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000	25,000	21,250	3,750
	GF	GAZEBO FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2,950.00 x )				