



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:23
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Assessment Data					Primary Image																																																																																																																				
Account 660031622 Parcel ID 000000-00-0-00558-002-0027 Cadastral ID 36-21-15-09640 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 336330 COLLINS, CHRISTOPHER & DEBORAH STARODUB 9912 E SPOTTED HORSE DR CLAREMORE OK 74019-0000 Parcel Location Situs 09912 E SPOTTED HORSE DR Subdivision ORCHARD HILL ESTATES Lot/Block 0027 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25615171 -95.65216778																																																																																																																									
E 145' LOT 27 BLOCK 2 ORCHARD HILL ESTATES					Building Permits <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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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9555 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 41,620.00 x 1.20 = 49,786 Factor Value Adjustments 1.0000 Lot Value 49,786		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-17\IMG_0013.JPG 8/18/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,691 / 1,691
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,691
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	111.34	Total Misc Impr	+ 11,279	Roofing Adj	+ 5.05	Garage Cost	+ 15,616
Subfloor Adj	+ -2.40	Total RCN	= 258,021	Heat/Cool Adj	+ 13.15	Depreciation (25%)	- 64,505
Plumbing Adj	+ 9.54	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 193,516
Adj Base Cost	= 136.68	Lot Value	+ 49,786	Total Area	x 1,691	Indicated Value	= 243,302
		Value Per SqFt	143.88	Adjusted Cost	= 231,126		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,401	126.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	227,130		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,516		
Lot Value	49,786		
Indicated Value	243,302	143.88	Per SqFt
Agland Value			
Site Improvements	1,699		
Total Value	245,001	144.89	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	75283	144		144	27.54		3,966
PATO	SLAB PORCH - OPEN	75284	126		126	11.69		1,473



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	22x22x0			484
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (7.02 x 484)	3,398		3,398	1,699