



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:00:22  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031623 <b>Parcel ID</b> 000000-00-0-00558-002-0028 <b>Cadastral ID</b> 36-21-15-09650 <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> 308964 REDFEARN, JAY & XIAO LI ZHANG  9952 E SPOTTED HORSE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09952 E SPOTTED HORSE DR <b>Subdivision</b> ORCHARD HILL ESTATES <b>Lot/Block</b> 0028 / 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> Lot/Long: 36.25615398 -95.65139515																																																																																																																									
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Lot Data		Square-Foot - NBHD 1076 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1892		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	95,362.00 x .69 = 65,497		
Factor Value			
Adjustments	1.0000		
Lot Value	65,497		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,986 / 2,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,986
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	239,970 80.37 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	258,790 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	194,072
Lot Value	65,497
Indicated Value	259,569 86.93 Per SqFt
Agland Value	
Site Improvements	5,000
Total Value	264,569 88.60 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.24	Total Misc Impr	+ 8,060
Roofing Adj	+ 4.56	Garage Cost	+ 0
Subfloor Adj	+ -2.14	Total RCN	= 380,534
Heat/Cool Adj	+ 13.15	Depreciation ( 49%)	- 186,462
Plumbing Adj	+ 4.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,072
Adj Base Cost	= 124.74	Lot Value	+ 65,497
Total Area	x 2,986	Indicated Value	= 259,569
Adjusted Cost	= 372,474	Value Per SqFt	86.93

### 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	75286	10x8		80	27.75		2,220



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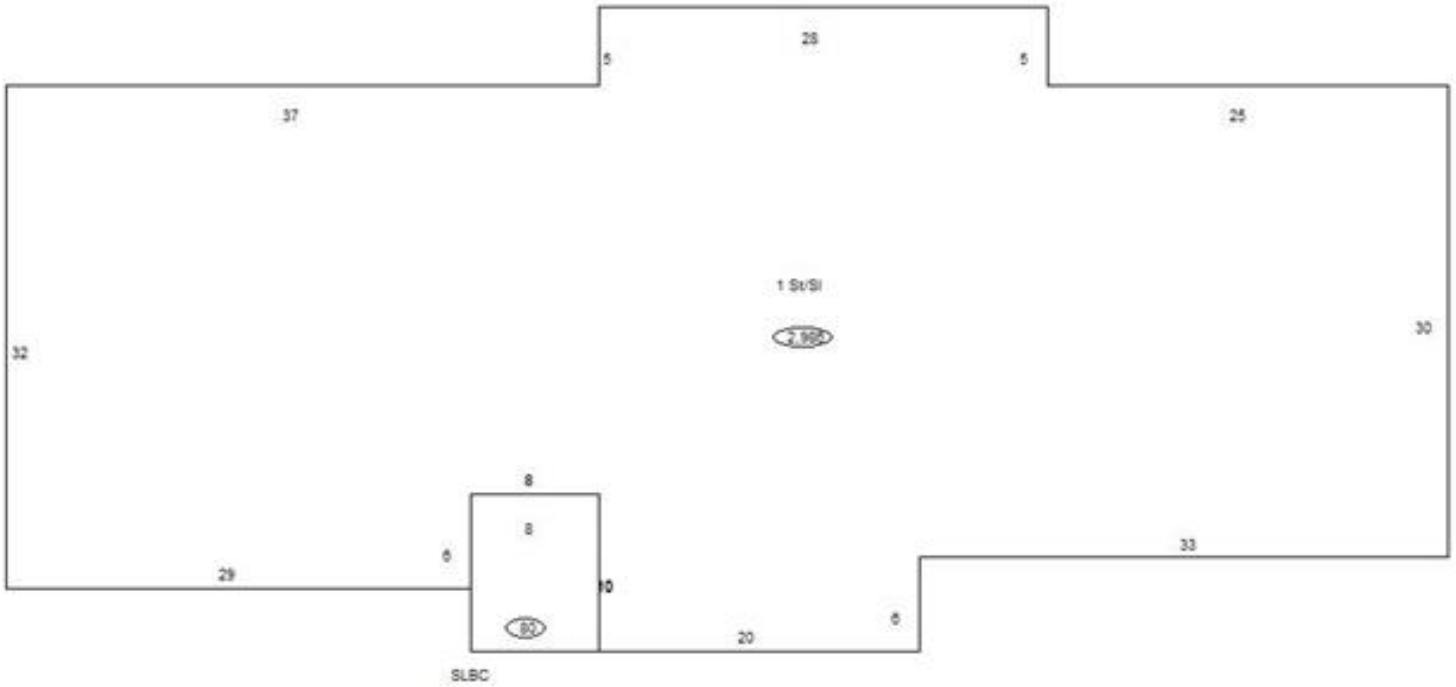
Date 04/18/2026

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### Sketch Image

660031623



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,986	1.000	2,986
2	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						2,986		2,986



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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> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (80% Phys/ % Func)</b> 20,000	<b>RCNLD</b> 5,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>