



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:49:20
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Assessment Data					Primary Image																																																																																																																				
Account 660031680 Parcel ID 000000-00-0-00672-001-0001 Cadastral ID 36-21-15-10240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 268736 SIEVERT, ROBERT L & MICHELLE 9136 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09136 E 520 RD Subdivision RIDGEWOOD ESTATES Lot/Block 0001 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0015.JPG 8/22/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26355838 -95.66600364 N 150' LOT 1 BLOCK 1 RIDGEWOOD ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count Units Buildable 10000 Non-Ag Acres 1.4739 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 64,203.00 x 1.43 = 91,599 Factor Value Adjustments 1.0000 Lot Value 91,599		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,591 / 1,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,591
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	206,767	129.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	178,500 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.88	Total Misc Impr	+ 10,936				
Roofing Adj	+ 4.37	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.15	Total RCN	= 218,193				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 96,005				
Plumbing Adj	+ 8.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,188				
Adj Base Cost	= 122.42	Lot Value	+ 91,599				
Total Area	x 1,591	Indicated Value	= 213,787				
Adjusted Cost	= 194,770	Value Per SqFt	134.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,188		
Lot Value	91,599		
Indicated Value	213,787	134.37	Per SqFt
Agland Value			
Site Improvements	44,057		
Total Value	257,844	162.06	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	75511	13x5		65	24.06	1,564
PATO	SLAB PORCH - OPEN	75512	526		526	8.13	4,276



Rogers

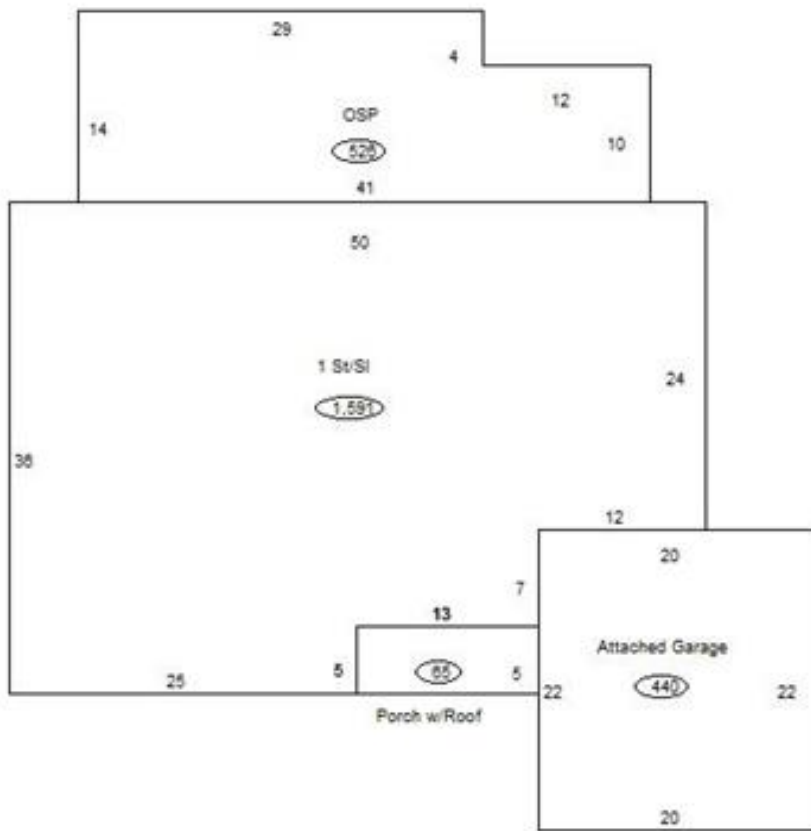
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Sketch Image

660031680



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,591	1.000	1,591
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PATO		13	Open Slab	526	1.000	526
Total Building Area						1,591		1,591



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x0		Formed Metal	1,500
	Qual	3	Cond 3	Year	2023	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (30.28 x 1,500)	45,420	45,420	1,363	44,057