




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 660031704 Parcel ID 000000-00-0-00078-002-0028 Cadastral ID 36-21-15-10480 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 301510 JACKSON, DORAN J 9382 E SPRUCEWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09382 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0028 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0014.JPG 7/13/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.25280399 -95.66259151 LOT 28 BLOCK 2 BRIDGEPORT 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1664		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,249.00 x 5.95 = 43,132		
Factor Value			
Adjustments	1.0000		
Lot Value	43,132		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,437 / 1,437
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,437
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	167,440 116.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	161,740 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	139,284
Lot Value	43,132
Indicated Value	182,416 126.94 Per SqFt
Agland Value	
Site Improvements	
Total Value	182,416 126.94 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.61	Total Misc Impr	+ 8,730
Roofing Adj	+ 4.56	Garage Cost	+ 11,700
Subfloor Adj	+ -1.19	Total RCN	= 198,977
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,693
Plumbing Adj	+ 9.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,284
Adj Base Cost	= 124.25	Lot Value	+ 43,132
Total Area	x 1,437	Indicated Value	= 182,416
Adjusted Cost	= 178,547	Value Per SqFt	126.94

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	75596	17x9		153	23.75		3,634



Rogers

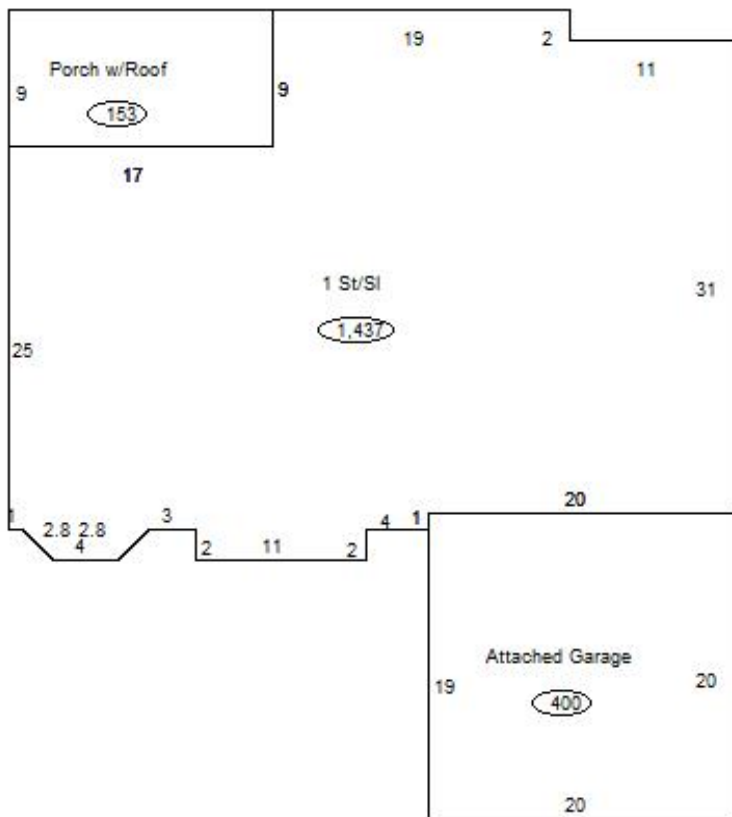
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Sketch Image

660031704



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,437	1.000	1,437
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	153	1.000	153
Total Building Area						1,437		1,437



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x)					