



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:30
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Assessment Data					Primary Image																																																																																																																				
Account 660031705 Parcel ID 000000-00-0-00078-002-0029 Cadastral ID 36-21-15-10490 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRIS Name ID 286518 BUNCH, BOBBY B & AMY D 9362 E SPRUCEWOOD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09362 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0029 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25293772 -95.66331922					Building Permits																																																																																																																				
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2982		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,989.00 x 4.57 = 59,353		
Factor Value			
Adjustments	1.0000		
Lot Value	59,353		



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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	1,321 / 1,321
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,321
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	162,626 123.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	154,300 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	132,642
Lot Value	59,353
Indicated Value	191,995 145.34 Per SqFt
Agland Value	
Site Improvements	
Total Value	191,995 145.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.26	Total Misc Impr	+ 5,215
Roofing Adj	+ 4.55	Garage Cost	+ 11,679
Subfloor Adj	+ -1.17	Total RCN	= 181,702
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 49,060
Plumbing Adj	+ 10.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,642
Adj Base Cost	= 124.76	Lot Value	+ 59,353
Total Area	x 1,321	Indicated Value	= 191,995
Adjusted Cost	= 164,808	Value Per SqFt	145.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75599	222		222	23.49		5,215



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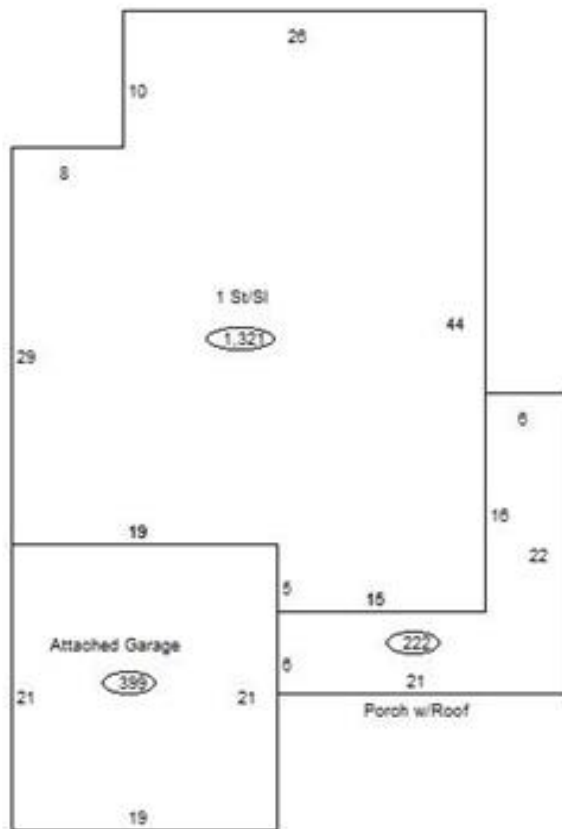
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Sketch Image

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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/SI	1,321	1.000	1,321
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	222	1.000	222
Total Building Area						1,321		1,321



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						