



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 660031709 Parcel ID 000000-00-0-00078-005-0001 Cadastral ID 36-21-15-10530 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 300758 BLACK, LESLIE A 9404 E MAGNOLIAWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09404 E MAGNOLIAWOOD DR Subdivision BRIDGEPORT II Lot/Block 0001 / 0005 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: 36.25219105 -95.66252695										Building Permits																																																
LOT 1 BLOCK 5 BRIDGEPORT 2					<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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Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	Yes	1,000	1,000	2040/423	HAMMETT, JAMES M	07/07/2009	113,000	YES																																																	
					1384/83	PIERSON, VICTORIA LEE	06/10/2002	88,500	YES																																																	
					1079/125	VREELAND, FRANK &	08/27/1997	87,000	Yes																																																	
					1070/758	HILLCREST PROPERTIES, INC	06/25/1997	7,000	No																																																	
					1384/83	PIERSON, VICTORIA LEE		0	YES																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2010</td> <td>Land Value</td> <td>42,578</td> <td>25,189</td> <td>11%</td> <td>2,771</td> <td>Assessed</td> <td>16,949</td> <td>1,764.93</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>146,550</td> <td>128,894</td> <td> </td> <td>14,178</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>189,128</td> <td>154,083</td> <td> </td> <td>16,949</td> <td>Total Taxable</td> <td>15,949</td> <td>1,678.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2010	Land Value	42,578	25,189	11%	2,771	Assessed	16,949	1,764.93	Year Frozen	0	Improvements	146,550	128,894		14,178	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value	189,128	154,083		16,949	Total Taxable	15,949	1,678.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660031709	BLACK, LESLIE A	80	189,473	1000	15,456	1,627.00																																																			
2024	2024-660031709	BLACK, LESLIE A	80	195,517	1000	14,977	1,446.00																																																			
2023	2023-660031709	BLACK, LESLIE A	80	160,623	1000	14,511	1,380.00																																																			
2022	2022-660031709	BLACK, LESLIE A	80	146,712	1000	14,060	1,361.00																																																			
2021	2021-660031709	BLACK, LESLIE A	80	140,279	1000	13,621	1,285.00																																																			
2020	2020-660031709	BLACK, LESLIE A	80	130,376	1000	13,195	1,248.00																																																			
2019	2019-660031709	BLACK, LESLIE A	80	125,286	1000	12,781	1,228.00																																																			
2018	2018-660031709	BLACK, LESLIE A	80	128,827	1000	13,171	1,266.00																																																			
2017	2017-660031709	BLACK, LESLIE A	80	127,761	1000	13,054	1,258.00																																																			
2016	2016-660031709	BLACK, LESLIE A	80	124,557	1000	12,701	1,227.00																																																			
2015	2015-660031709	BLACK, LESLIE A	80	121,950	1000	12,415	1,209.00																																																			
2014	2014-660031709	BLACK, LESLIE A	80	122,934	1000	12,187	1,124.00																																																			
2013	2013-660031709	BLACK, LESLIE A	80	122,662	1000	11,803	1,128.00																																																			



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1643		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,156.00 x 5.95 = 42,578		
Factor Value			
Adjustments	1.0000		
Lot Value	42,578		



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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	100% Veneer, Masonry
Base/Total Area	1,433 / 1,433
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,433
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	171,955 120.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	165,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	146,550
Lot Value	42,578
Indicated Value	189,128 131.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	189,128 131.98 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.20	Total Misc Impr	+	3,519
Roofing Adj	+ 4.57	Garage Cost	+	12,487
Subfloor Adj	+ -1.20	Total RCN	=	206,409
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	59,859
Plumbing Adj	+ 9.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	146,550
Adj Base Cost	= 132.87	Lot Value	+	42,578
Total Area	x 1,433	Indicated Value	=	189,128
Adjusted Cost	= 190,403	Value Per SqFt		131.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75602	9x3		27	24.18		653
PRCH	SLAB PORCH - COVERED	75603	15x8		120	23.88		2,866



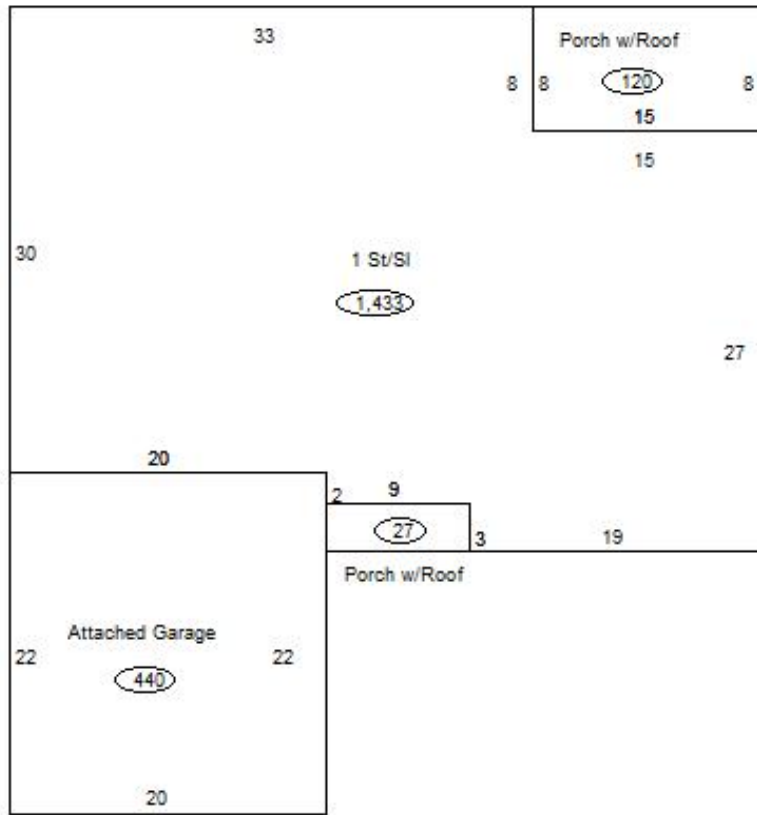
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Sketch Image

660031709



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,433	1.000	1,433
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	27	1.000	27
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,433		1,433