



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031711 Parcel ID 000000-00-0-00078-005-0003 Cadastral ID 36-21-15-10550 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332653 COOPER LIVING TRUST 9424 E MAGNOLIAWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09424 MAGNOLIAWOOD Subdivision BRIDGEPORT II Lot/Block 0003 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1431 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,233.00 x 5.95 = 37,086 Factor Value Adjustments 1.0000 Lot Value 37,086		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0059.JPG 7/13/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	1,315 / 1,315
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,315
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach				Manual : 01/2025			
Base Cost	101.28	Total Misc Impr	+ 4,631	Roofing Adj	+ 4.65	Garage Cost	+ 13,282
Subfloor Adj	+ -1.21	Total RCN	= 177,028	Heat/Cool Adj	+ 5.57	Depreciation (29%)	- 51,338
Plumbing Adj	+ 10.71	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 125,690
Adj Base Cost	= 121.00	Lot Value	+ 37,086	Total Area	x 1,315	Indicated Value	= 162,776
		Value Per SqFt	123.78	Adjusted Cost	= 159,115		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	168,291	127.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	161,830		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,690		
Lot Value	37,086		
Indicated Value	162,776	123.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	162,776	123.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75611	5x5		25	24.19		605
PRCH	SLAB PORCH - COVERED	75612	17x10		170	23.68		4,026



Rogers

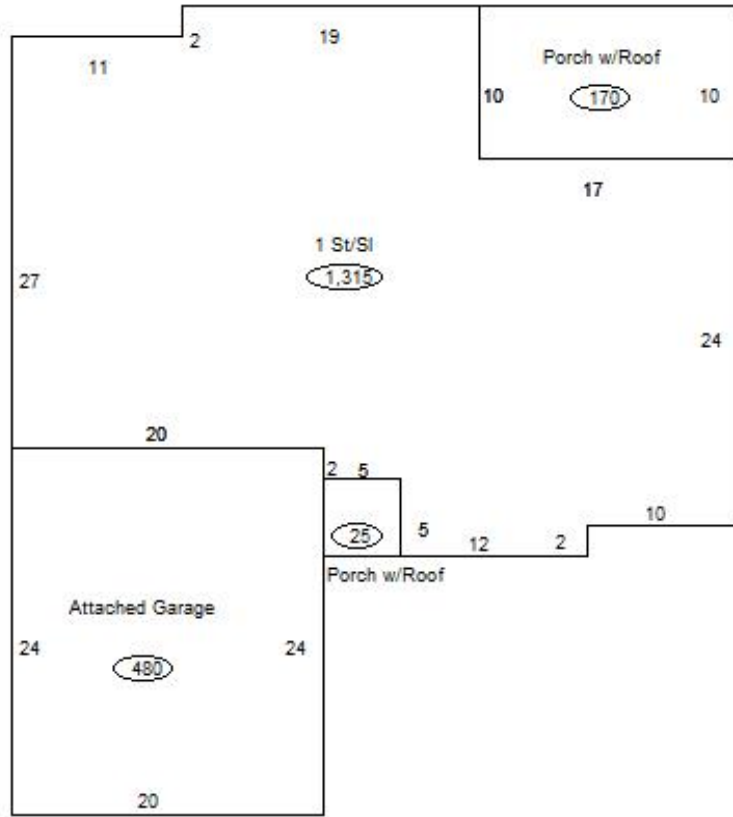
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Sketch Image

660031711



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,315	1.000	1,315
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	170	1.000	170
Total Building Area						1,315		1,315