



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:13:45
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Assessment Data					Primary Image																																																																																																																				
Account 660031715 Parcel ID 000000-00-0-00078-005-0007 Cadastral ID 36-21-15-10590 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 279178 HUTCHCRAFT, JASON & SANDRA 9464 E MAGNOLIAWOOD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09464 MAGNOLIAWOOD Subdivision BRIDGEPORT II Lot/Block 0007 / 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: 36.25213915 -95.66110889 LOT 7 BLOCK 5 BRIDGEPORT 2					Building Permits <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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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1452	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,324.00 x 5.95 = 37,628	
Factor Value		
Adjustments	1.0000	
Lot Value	37,628	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,249 / 1,249
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,249
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	
Adjusted R	0.8445		
Indicated Value	155,907	124.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	149,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.01	Total Misc Impr	+	9,173			
Roofing Adj	+ 4.61	Garage Cost	+	11,700			
Subfloor Adj	+ -1.18	Total RCN	=	179,721			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	53,916			
Plumbing Adj	+ 11.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,805			
Adj Base Cost	= 127.18	Lot Value	+	37,628			
Total Area	x 1,249	Indicated Value	=	163,433			
Adjusted Cost	= 158,848	Value Per SqFt		130.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,805		
Lot Value	37,628		
Indicated Value	163,433	130.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,433	130.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75627	173		173	23.67		4,095
PRCH	SLAB PORCH - COVERED	75628	18x12		216	23.51		5,078



Rogers

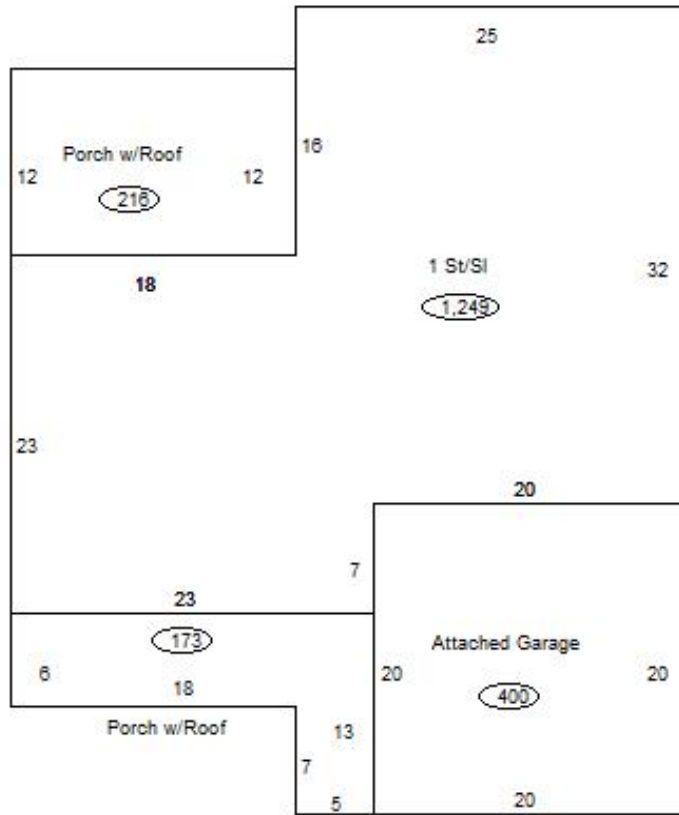
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Sketch Image

660031715



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,249	1.000	1,249
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	173	1.000	173
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,249		1,249