



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660031721 <b>Parcel ID</b> 000000-00-0-00078-006-0002 <b>Cadastral ID</b> 36-21-15-10650 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 298855 BEAMS, GRANT E &  ASHLEE 9422 E SPRUCEWOOD CLAREMORE OK 74019-0000																																		
<b>Parcel Location</b> <b>Situs</b> 09422 E SPRUCEWOOD AVE <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0002 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																		
<b>Legal Description</b> Lot/Long: 36.25286992 -95.66216480					<b>Building Permits</b>																													
LOT 2 BLOCK 6 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
<b>Exemptions</b>					<b>Sale History</b>																													
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																									
H	Homestead	Yes	1,000	1,000	1975/528	EASTERLING, LUGENE M	08/22/2008	86,000	YES																									
					1722/469	CONGLETON, DAVID O & NANCY-G	10/20/2005	83,000	YES																									
					1247/626	BENTON, RANDALL E &	09/15/2000	75,500	Yes																									
					1100/263	VREELAND, FRANK &	02/12/1998	56,000	Yes																									
					1092/945	HILLCREST PROPERTIES, INC	12/24/1997	7,000	No																									
<b>Parcel Valuation</b>																																		
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>																									
Remove Cap	2009		Land Value 37,164	24,303	11%	2,673	Assessed	12,047	1,254.48																									
Year Frozen	0		Improvements 104,299	85,218		9,374	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00																									
TIF Project ID	0		<b>Total Value</b> 141,463	109,521		12,047	<b>Total Taxable</b>	11,047	1,167.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660031721	BEAMS, GRANT E &			80	138,630	1000	10,696	1,131.00																									
2024	2024-660031721	BEAMS, GRANT E &			80	140,308	1000	10,356	1,003.00																									
2023	2023-660031721	BEAMS, GRANT E &			80	119,541	1000	10,025	957.00																									
2022	2022-660031721	BEAMS, GRANT E &			80	111,159	1000	9,704	943.00																									
2021	2021-660031721	BEAMS, GRANT E &			80	100,518	1000	9,392	889.00																									
2020	2020-660031721	BEAMS, GRANT E &			80	93,201	1000	9,090	863.00																									
2019	2019-660031721	BEAMS, GRANT E &			80	89,054	1000	8,796	848.00																									
2018	2018-660031721	BEAMS, GRANT E &			80	91,429	1000	9,057	874.00																									
2017	2017-660031721	BEAMS, GRANT E &			80	90,751	1000	8,983	869.00																									
2016	2016-660031721	BEAMS, GRANT E &			80	88,607	1000	8,747	848.00																									
2015	2015-660031721	BEAMS, GRANT E &			80	87,896	1000	8,669	848.00																									
2014	2014-660031721	BEAMS, GRANT E &			80	89,015	1000	8,762	811.00																									
2013	2013-660031721	BEAMS, GRANT E &			80	88,835	1000	8,478	813.00																									



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9500 <b>Non-Ag Acres</b> 0.1434 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,246.00 x 5.95 = 37,164 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 37,164		<p style="text-align: right; color: orange;">07/13/2022</p> <p>\\tsclient\TOM\COMMERCIAL PICS\2022-07-13\IMG_0038.JPG 7/13/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	5% Veneer, Masonry 95% Frame, Siding, Wood
<b>Base/Total Area</b>	940 / 940
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	940
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.79	<b>Total Misc Impr</b>	+ 5,570				
<b>Roofing Adj</b>	+ 5.08	<b>Garage Cost</b>	+ 13,282				
<b>Subfloor Adj</b>	+ -1.34	<b>Total RCN</b>	= 142,876				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 27%)</b>	- 38,577				
<b>Plumbing Adj</b>	+ 5.94	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 104,299				
<b>Adj Base Cost</b>	= 131.94	<b>Lot Value</b>	+ 37,164				
<b>Total Area</b>	x 940	<b>Indicated Value</b>	= 141,463				
<b>Adjusted Cost</b>	= 124,024	<b>Value Per SqFt</b>	150.49				

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	146,492	155.84	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	135,010		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	104,299		
<b>Lot Value</b>	37,164		
<b>Indicated Value</b>	141,463	150.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	141,463	150.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75652	209		209	23.53		4,918
PATO	SLAB PORCH - OPEN	121607	10x6		60	10.86		652



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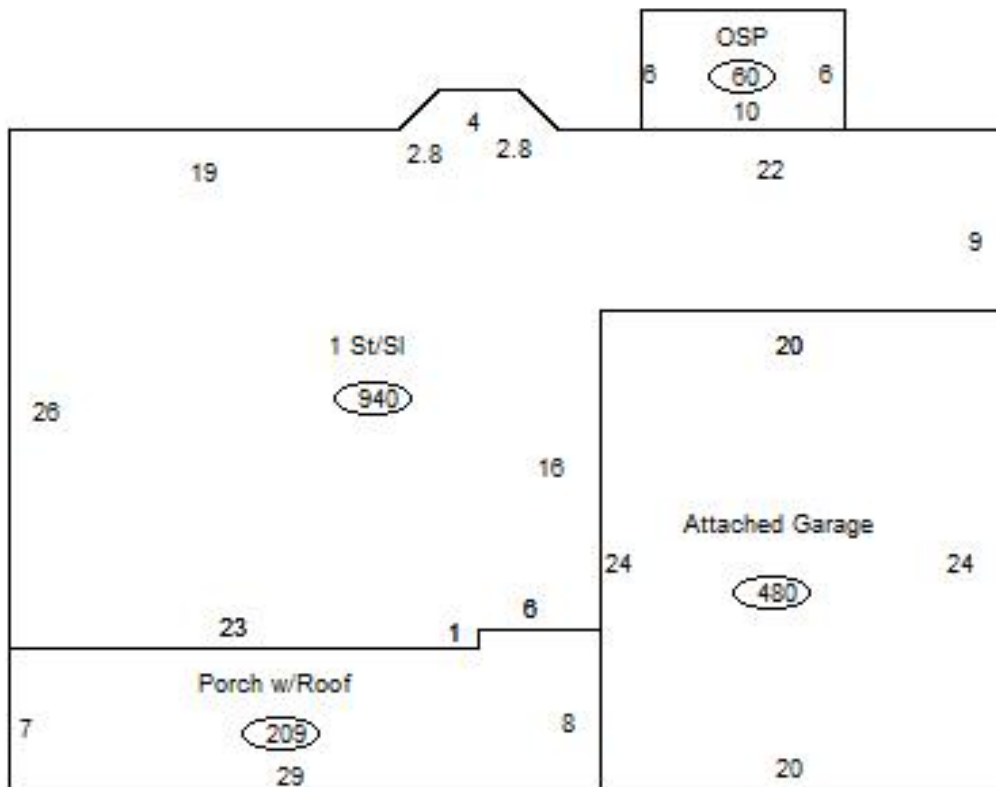
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### Sketch Image

660031721



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	940	1.000	940
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	209	1.000	209
4	M	PATO		13	Open Slab	60	1.000	60
<b>Total Building Area</b>						940		940