



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	660031722													
Parcel ID	000000-00-0-00078-006-0003													
Cadastral ID	36-21-15-10660													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 4												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	276753													
CARTER, RICHARD S & CHASTANIE														
9432 E SPRUCEWOOD DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09432 E SPRUCEWOOD AVE													
Subdivision	BRIDGEPORT II													
Lot/Block	0003 / 0006	Parcel Size 1 - Lots												
Sec/Twn/Rng	36 / 21 / 15 / 5													
Neighborhood	1109 - R-V03-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25291084 -95.66207953														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 3 BLOCK 6 BRIDGEPORT 2														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1291/114	SIMMONS, SHERMAN D &-SHANAN L	05/18/2001	87,000	Yes					
					1093/144	VREELAND, FRANK &	12/30/1997	67,500	No					
					1083/852	HILLCREST PROPERTIES, INC	10/06/1997	7,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2002	Land Value	35,920	24,409	11%	2,685	Assessed	13,159	1,370.27					
Year Frozen	0	Improvements	112,878	95,218		10,474	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	148,798	119,627		13,159	Total Taxable	12,159	1,283.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031722	CARTER, RICHARD S & CHASTANIE	80	145,925	1000	11,776	1,243.00							
2024	2024-660031722	CARTER, RICHARD S & CHASTANIE	80	148,296	1000	11,404	1,104.00							
2023	2023-660031722	CARTER, RICHARD S & CHASTANIE	80	128,153	1000	11,043	1,053.00							
2022	2022-660031722	CARTER, RICHARD S & CHASTANIE	80	118,961	1000	10,692	1,037.00							
2021	2021-660031722	CARTER, RICHARD S & CHASTANIE	80	109,604	1000	10,352	979.00							
2020	2020-660031722	CARTER, RICHARD S & CHASTANIE	80	102,000	1000	10,021	951.00							
2019	2019-660031722	CARTER, RICHARD S & CHASTANIE	80	97,271	1000	9,700	934.00							
2018	2018-660031722	CARTER, RICHARD S & CHASTANIE	80	99,929	1000	9,992	962.00							
2017	2017-660031722	CARTER, RICHARD S & CHASTANIE	80	99,163	1000	9,908	957.00							
2016	2016-660031722	CARTER, RICHARD S & CHASTANIE	80	96,769	1000	9,645	935.00							
2015	2015-660031722	CARTER, RICHARD S & CHASTANIE	80	95,845	1000	9,543	932.00							
2014	2014-660031722	CARTER, RICHARD S & CHASTANIE	80	97,477	1000	9,565	885.00							
2013	2013-660031722	CARTER, RICHARD S & CHASTANIE	80	97,377	1000	9,258	887.00							




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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1386 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,037.00 x 5.95 = 35,920 Factor Value Adjustments 1.0000 Lot Value 35,920		 <p>\\tsclient\TOM\COMMERCIAL PICS\2022-07-13\IMG_0037.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	963 / 963
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	963
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	109.97	Total Misc Impr	+ 7,541	Roofing Adj	+ 5.05	Garage Cost	+ 12,487
Subfloor Adj	+ -1.34	Total RCN	= 154,627	Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 41,749
Plumbing Adj	+ 14.62	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 112,878
Adj Base Cost	= 139.77	Lot Value	+ 35,920	Total Area	x 963	Indicated Value	= 148,798
		Value Per SqFt	154.52	Adjusted Cost	= 134,599		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,329	149.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	134,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,878		
Lot Value	35,920		
Indicated Value	148,798	154.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	148,798	154.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75655	23x6		138	23.81		3,286
PRCH	SLAB PORCH - COVERED	75656	18x10		180	23.64		4,255



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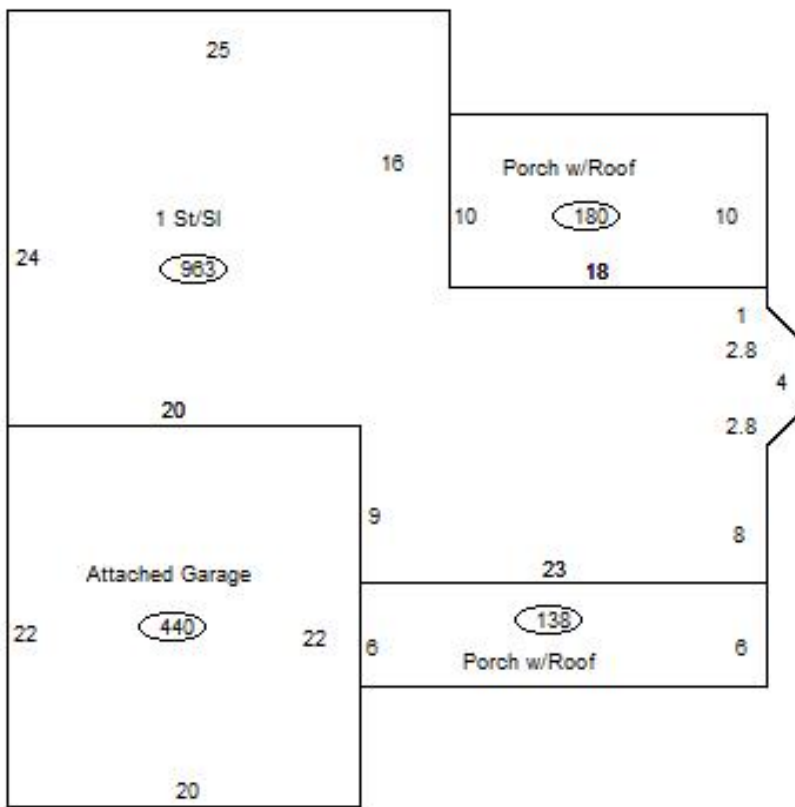
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Sketch Image

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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/Sl	963	1.000	963
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						963		963



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						