



# 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> 660031724 <b>Parcel ID</b> 000000-00-0-00078-006-0005 <b>Cadastral ID</b> 36-21-15-10680 <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> 339190 SCHMIDT, MAKAYLA R & NICOLAUS J GYVES  9452 E SPRUCEWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09452 E SPRUCEWOOD AVE <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0005 / 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: 36.25289550 -95.66162077																																																										
<b>Building Permits</b>					<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																																												
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<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>																																																	
					/	VANRIPER, EMILY	07/29/2022	186,000	YES																																																	
					/	MOTT, CHRISTIE SUE	05/26/2020	100,000	YES																																																	
					1453/395	LOHMAR, SOREN ARMIN	02/18/2003	93,500	YES																																																	
					1217/837	DALGLEISH, ERIC W & ALISON-L	03/03/2000	86,000	Yes																																																	
					1072/544	VREELAND, FRANK &	07/09/1997	65,500	Yes																																																	
					1065/820	HILLCREST PROPERTIES, INC	05/16/1997	7,000	No																																																	
<b>Parcel Valuation</b>					<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>2023</td> <td>Land Value</td> <td>52,338</td> <td>52,338</td> <td>11%</td> <td>5,757</td> <td>Assessed</td> <td>20,149</td> <td>2,098.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>130,835</td> <td>130,835</td> <td></td> <td>14,392</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>183,173</td> <td>183,173</td> <td></td> <td>20,149</td> <td>Total Taxable</td> <td>20,149</td> <td>2,098.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value	52,338	52,338	11%	5,757	Assessed	20,149	2,098.15	Year Frozen	0	Improvements	130,835	130,835		14,392	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	183,173	183,173		20,149	Total Taxable	20,149	2,098.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660031724	SCHMIDT, MAKAYLA R &	80	183,341	0	20,167	2,100.00																																																			
2024	2024-660031724	SCHMIDT, MAKAYLA R &	80	186,000	0	20,460	1,961.00																																																			
2023	2023-660031724	SCHMIDT, MAKAYLA R &	80	186,000	0	20,460	1,932.00																																																			
2022	2022-660031724	SCHMIDT, MAKAYLA R &	80	133,464	0	14,681	1,411.00																																																			
2021	2021-660031724	VANRIPER, EMILY	80	127,479	0	14,023	1,312.00																																																			
2020	2020-660031724	VANRIPER, EMILY	80	118,112	0	12,992	1,219.00																																																			
2019	2019-660031724	MOTT, JOHN IVAN &	80	113,599	0	12,496	1,191.00																																																			
2018	2018-660031724	MOTT, JOHN IVAN &	80	116,828	0	12,851	1,224.00																																																			
2017	2017-660031724	MOTT, JOHN IVAN &	80	115,886	0	12,747	1,218.00																																																			
2016	2016-660031724	MOTT, JOHN IVAN &	80	113,044	0	12,435	1,192.00																																																			
2015	2015-660031724	MOTT, JOHN IVAN &	80	110,746	0	12,182	1,176.00																																																			
2014	2014-660031724	MOTT, JOHN IVAN &	80	111,611	0	12,277	1,121.00																																																			
2013	2013-660031724	MOTT, JOHN IVAN &	80	111,685	0	12,012	1,138.00																																																			



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	9500		
Non-Ag Acres	0.1442		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,283.00 x 5.95 = 37,384		
Factor Value			
Adjustments	1.4000		
Lot Value	52,338		



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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	1,135 / 1,135
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,135
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 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	157,249 138.55 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	179,940 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	130,835
Lot Value	52,338
Indicated Value	183,173 161.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	183,173 161.39 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.74	Total Misc Impr	+ 9,585
Roofing Adj	+ 4.85	Garage Cost	+ 13,282
Subfloor Adj	+ -1.25	Total RCN	= 184,275
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 53,440
Plumbing Adj	+ 12.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,835
Adj Base Cost	= 142.21	Lot Value	+ 52,338
Total Area	x 1,135	Indicated Value	= 183,173
Adjusted Cost	= 161,408	Value Per SqFt	161.39

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75663	209		209	23.53		4,918
PRCH	SLAB PORCH - COVERED	75664	18x11		198	23.57		4,667



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### Sketch Image

660031724



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,135	1.000	1,135
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	209	1.000	209
4	M	PRCH		13	SLBC	198	1.000	198
<b>Total Building Area</b>						<b>1,135</b>		<b>1,135</b>