



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 660031728 Parcel ID 000000-00-0-00078-006-0009 Cadastral ID 36-21-15-10720 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342149 LEE, HLUJTHE & CINDA FRISBIE 9492 E SPRUCEWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09492 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0009 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">07/13/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0032.JPG 7/13/2022</p>																								
Legal Description Lat/Long: 36.25291271 -95.66084830																													
LOT 9 BLOCK 6 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> <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																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	WILCOX, JORDAN	07/25/2023	145,000	YES																				
					/	WHEATLEY, LEOTA MARIE	06/29/2020	119,000	YES																				
					2703/789	WILSON, BRIAN K &	03/05/2018	87,000	YES																				
					1699/1	WOODARD, STEVEN DEL	07/29/2005	70,000	YES																				
					1089/437	VREELAND, FRANK &	11/21/1997	53,000	No																				
					1082/351	HILLCREST PROPERTIES, INC	09/23/1997	7,000	No																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																				
Remove Cap	2024		Land Value	36,039	36,039	11%	3,964	Assessed	16,080																				
Year Frozen	0		Improvements	110,144	110,144		12,116	Penalty	0																				
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																				
TIF Project ID	0		Total Value	146,183	146,183		16,080	Total Taxable	16,080																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660031728	LEE, HLUJTHE & CINDA FRISBIE			80	146,652	0	16,131	1,680.00																				
2024	2024-660031728	LEE, HLUJTHE & CINDA FRISBIE			80	149,367	0	16,431	1,575.00																				
2023	2023-660031728	LEE, HLUJTHE & CINDA FRISBIE			80	127,435	0	14,018	1,323.00																				
2022	2022-660031728	WILCOX, JORDAN			80	122,257	0	13,448	1,293.00																				
2021	2021-660031728	WILCOX, JORDAN			80	116,480	0	12,813	1,199.00																				
2020	2020-660031728	WILCOX, JORDAN			80	90,268	0	9,929	931.00																				
2019	2019-660031728	WHEATLEY, LEOTA MARIE			80	87,266	0	9,599	914.00																				
2018	2018-660031728	WHEATLEY, LEOTA MARIE			80	96,009	0	10,561	1,007.00																				
2017	2017-660031728	WILSON, BRIAN K &			80	95,266	0	10,479	1,001.00																				
2016	2016-660031728	WILSON, BRIAN K &			80	93,048	0	10,235	980.00																				
2015	2015-660031728	WILSON, BRIAN K &			80	91,274	0	10,040	969.00																				
2014	2014-660031728	WILSON, BRIAN K &			80	91,965	0	9,993	913.00																				
2013	2013-660031728	WILSON, BRIAN K &			80	91,798	0	9,517	901.00																				



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 9500 Non-Ag Acres 0.139 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,057.00 x 5.95 = 36,039 Factor Value Adjustments 1.0000 Lot Value 36,039		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	0
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	886 / 886
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	886
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,974	160.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	132,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	117.92	Total Misc Impr	+ 9,864				
Roofing Adj	+ 4.97	Garage Cost	+ 13,282				
Subfloor Adj	+ -1.28	Total RCN	= 155,133				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 44,989				
Plumbing Adj	+ 15.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 110,144				
Adj Base Cost	= 148.97	Lot Value	+ 36,039				
Total Area	x 886	Indicated Value	= 146,183				
Adjusted Cost	= 131,987	Value Per SqFt	164.99				

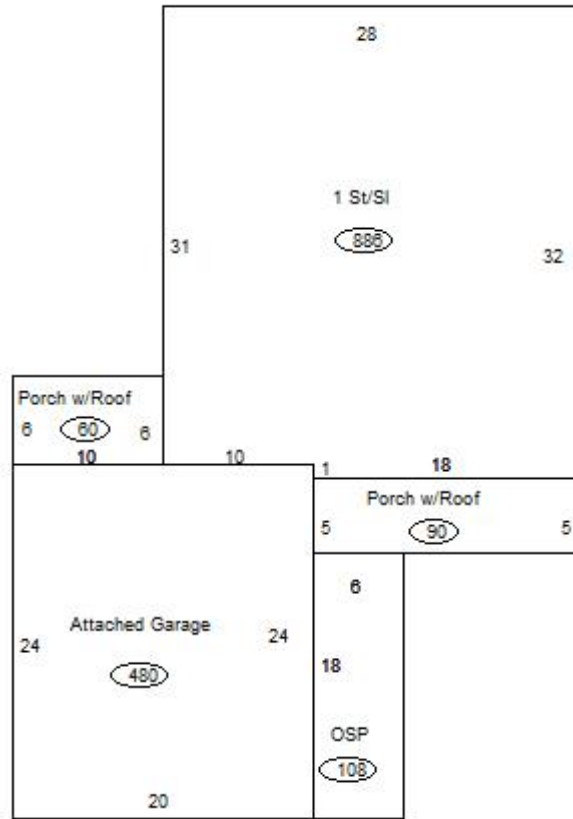
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,144		
Lot Value	36,039		
Indicated Value	146,183	164.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,183	164.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	75676	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	75677	18x5		90	23.99		2,159
PATO	SLAB PORCH - OPEN	75678	18x6		108	10.78		1,164



Sketch Image

660031728



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	886	1.000	886
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PATO		13	Open Slab	108	1.000	108
Total Building Area						886		886



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				