



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:14:25
Page 1

Assessment Data					Primary Image																																																	
Account 660031731 Parcel ID 000000-00-0-00078-006-0012 Cadastral ID 36-21-15-10750 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 284682 TUCKER, BRIAN R & KATHY A 9507 MAGNOLIA WOOD DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 09507 E MAGNOLIWOOD DR Subdivision BRIDGEPORT II Lot/Block 0012 / 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 Lot/Long: 36.25267118 -95.66056677					Building Permits																																																	
LOT 12 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1568/583	HENDRICKSON, DAVID W &-JILL C	12/15/2003	99,000	YES																																													
					1271/512	HOMME, CHRISTOPHER A &	02/15/2001	88,500	Yes																																													
					1069/365	VREELAND, FRANK &	06/16/1997	69,500	No																																													
					1060/761	HILLCREST PROPERTIES, INC	04/09/1997	5,000	No																																													
Parcel Valuation					<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>2004</td> <td>Land Value 45,098</td> <td>32,782</td> <td>11%</td> <td>3,606</td> <td>Assessed</td> <td>18,109</td> <td>1,885.72</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 131,847</td> <td>131,847</td> <td> </td> <td>14,503</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 176,945</td> <td>164,629</td> <td> </td> <td>18,109</td> <td>Total Taxable</td> <td>18,109</td> <td>1,886.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2004	Land Value 45,098	32,782	11%	3,606	Assessed	18,109	1,885.72	Year Frozen	0	Improvements 131,847	131,847		14,503	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 176,945	164,629		18,109	Total Taxable	18,109	1,886.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031731	TUCKER, BRIAN R &	80	177,370	0	17,246	1,796.00																																															
2024	2024-660031731	TUCKER, BRIAN R &	80	180,936	0	16,426	1,574.00																																															
2023	2023-660031731	TUCKER, BRIAN R &	80	147,123	0	15,644	1,477.00																																															
2022	2022-660031731	TUCKER, BRIAN R &	80	137,645	0	14,899	1,431.00																																															
2021	2021-660031731	TUCKER, BRIAN R &	80	132,424	0	14,189	1,328.00																																															
2020	2020-660031731	TUCKER, BRIAN R &	80	122,851	0	13,514	1,267.00																																															
2019	2019-660031731	TUCKER, BRIAN R &	80	118,183	0	13,000	1,238.00																																															
2018	2018-660031731	TUCKER, BRIAN R &	80	121,385	0	13,352	1,273.00																																															
2017	2017-660031731	TUCKER, BRIAN R &	80	120,407	0	13,245	1,265.00																																															
2016	2016-660031731	TUCKER, BRIAN R &	80	117,462	0	12,921	1,238.00																																															
2015	2015-660031731	TUCKER, BRIAN R &	80	113,942	0	12,534	1,210.00																																															
2014	2014-660031731	TUCKER, BRIAN R &	80	114,814	0	12,630	1,154.00																																															
2013	2013-660031731	TUCKER, BRIAN R &	80	115,835	0	12,705	1,203.00																																															



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Time 22:14:26
Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1753	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,635.00 x 5.91 = 45,098	
Factor Value		
Adjustments	1.0000	
Lot Value	45,098	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,386 / 1,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,386
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
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	
Adjusted R	0.8445		
Indicated Value	155,641	112.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	156,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.00	Total Misc Impr	+	7,144			
Roofing Adj	+ 4.14	Garage Cost	+	11,285			
Subfloor Adj	+ 0.00	Total RCN	=	191,083			
Heat/Cool Adj	+ 10.30	Depreciation (31%)	-	59,236			
Plumbing Adj	+ 9.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,847			
Adj Base Cost	= 124.57	Lot Value	+	45,098			
Total Area	x 1,386	Indicated Value	=	176,945			
Adjusted Cost	= 172,654	Value Per SqFt		127.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,847		
Lot Value	45,098		
Indicated Value	176,945	127.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	176,945	127.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75686	158		158	20.80		3,286
PATO	SLAB PORCH - OPEN	75687	12x4		48	10.24		492
PRCH	SLAB PORCH - COVERED	75688	18x9		162	20.78		3,366

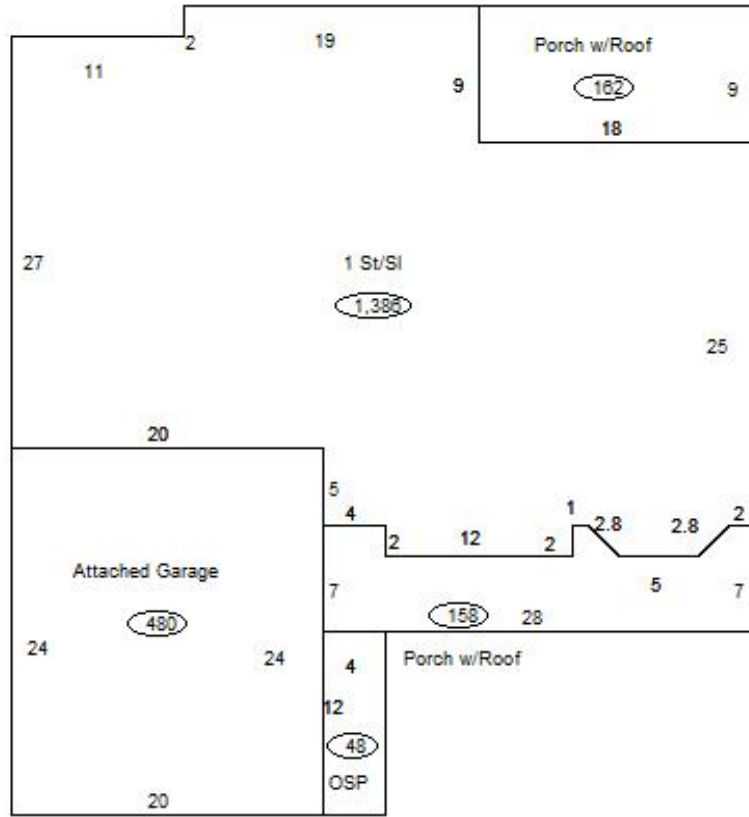


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 Time 22:14:26
 Page 3

Sketch Image

660031731



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,386	1.000	1,386
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	158	1.000	158
4	M	PATO		13	Open Slab	48	1.000	48
5	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,386		1,386