



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:14:29
Page 1

Assessment Data					Primary Image																																																																																																																																																																	
Account 660031732 Parcel ID 000000-00-0-00078-006-0013 Cadastral ID 36-21-15-10760 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348774 MCCONNELL, ODIN DALE 9497 E MAGNOLIA WOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09497 MAGNOLIAWOOD Subdivision BRIDGEPORT II Lot/Block 0013 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																																																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	9500		
Non-Ag Acres	0.156		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,794.00 x 5.95 = 40,424		
Factor Value			
Adjustments	1.1437		
Lot Value	46,233		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,379 / 1,379
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,379
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1997 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	174,362 126.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	158,740 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,769
Lot Value	46,233
Indicated Value	220,002 159.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,002 159.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.11	Total Misc Impr	+ 7,996
Roofing Adj	+ 4.62	Garage Cost	+ 13,810
Subfloor Adj	+ -1.21	Total RCN	= 206,868
Heat/Cool Adj	+ 11.47	Depreciation (16%)	- 33,099
Plumbing Adj	+ 10.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,769
Adj Base Cost	= 134.20	Lot Value	+ 46,233
Total Area	x 1,379	Indicated Value	= 220,002
Adjusted Cost	= 185,062	Value Per SqFt	159.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75691	153		153	23.75		3,634
PATO	SLAB PORCH - OPEN	75692	12x4		48	10.86		521
PRCH	SLAB PORCH - COVERED	75693	18x9		162	23.71		3,841



Rogers

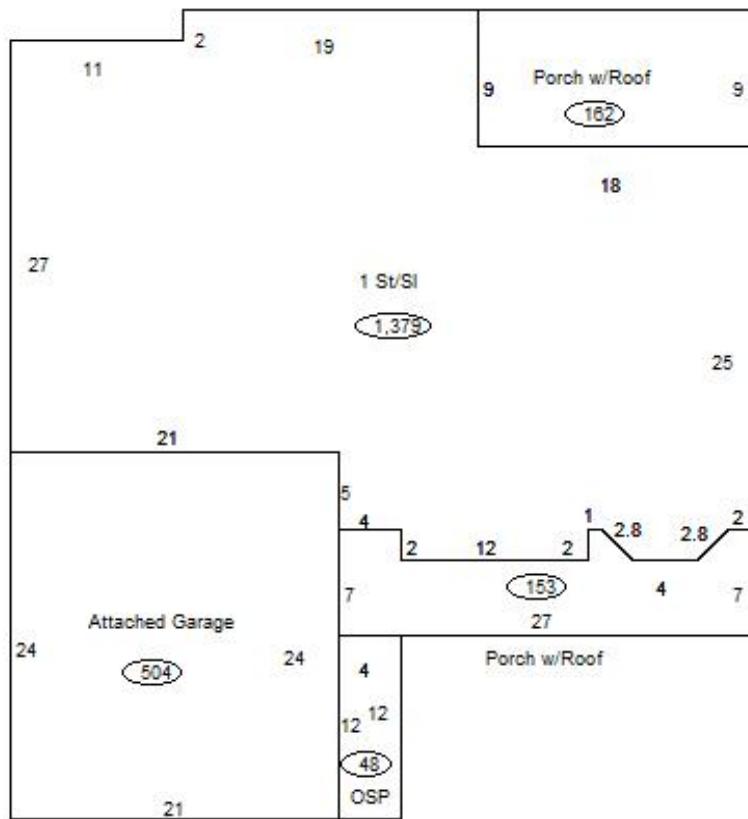
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Sketch Image

660031732



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,379	1.000	1,379
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	153	1.000	153
4	M	PATO		13	Open Slab	48	1.000	48
5	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,379		1,379