



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:14:39  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031734 <b>Parcel ID</b> 000000-00-0-00078-006-0015 <b>Cadastral ID</b> 36-21-15-10780 <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> 267645 TOMASEK, JODI K  9477 E MAGNOLIAWOOD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09477 MAGNOLIAWOOD <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0015 / 0006 Parcel Size 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: 36.25264336 -95.66112493																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1552	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,760.00 x 5.95 = 40,222	
Factor Value		
Adjustments	1.0000	
Lot Value	40,222	

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	1,083 / 1,083
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,083
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach				Manual : 01/2025			
Base Cost	116.20	Total Misc Impr	+ 3,796				
Roofing Adj	+ 4.92	Garage Cost	+ 13,810				
Subfloor Adj	+ -1.29	Total RCN	= 169,031				
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 49,019				
Plumbing Adj	+ 8.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,012				
Adj Base Cost	= 139.82	Lot Value	+ 40,222				
Total Area	x 1,083	Indicated Value	= 160,234				
Adjusted Cost	= 151,425	Value Per SqFt	147.95				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,204	144.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	149,860		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,012		
Lot Value	40,222		
Indicated Value	160,234	147.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	160,234	147.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75701	21x5		105	23.94		2,514
PATO	SLAB PORCH - OPEN	75702	12x10		120	10.68		1,282



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Sketch Image

660031734



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,083	1.000	1,083
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,083		1,083