



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:14:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031739 Parcel ID 000000-00-0-00078-006-0020 Cadastral ID 36-21-15-10830 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 315846 MCDAVID, WILLIAM 10900 S PENNSYLVANIA AVE APT 1333 OKLAHOMA CITY OK 73170-4251 Parcel Location Situs 09427 E MAGNOLIAWOOD DR Subdivision BRIDGEPORT II Lot/Block 0020 / 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: 36.25263137 -95.66211714																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 9500 Non-Ag Acres 0.1524 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,637.00 x 5.95 = 39,490 Factor Value Adjustments 1.0000 Lot Value 39,490		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,354 / 1,354
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,354
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	
Adusted R	0.8445		
Indicated Value	170,683	126.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	163,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.27	Total Misc Impr	+ 8,978				
Roofing Adj	+ 4.63	Garage Cost	+ 13,282				
Subfloor Adj	+ -1.21	Total RCN	= 193,622				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 56,150				
Plumbing Adj	+ 10.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,472				
Adj Base Cost	= 126.56	Lot Value	+ 39,490				
Total Area	x 1,354	Indicated Value	= 176,962				
Adjusted Cost	= 171,362	Value Per SqFt	130.70				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,472		
Lot Value	39,490		
Indicated Value	176,962	130.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	176,962	130.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75723	172		172	23.67		4,071
PATO	SLAB PORCH - OPEN	75724	12x5		60	10.86		652
PRCH	SLAB PORCH - COVERED	75725	18x10		180	23.64		4,255



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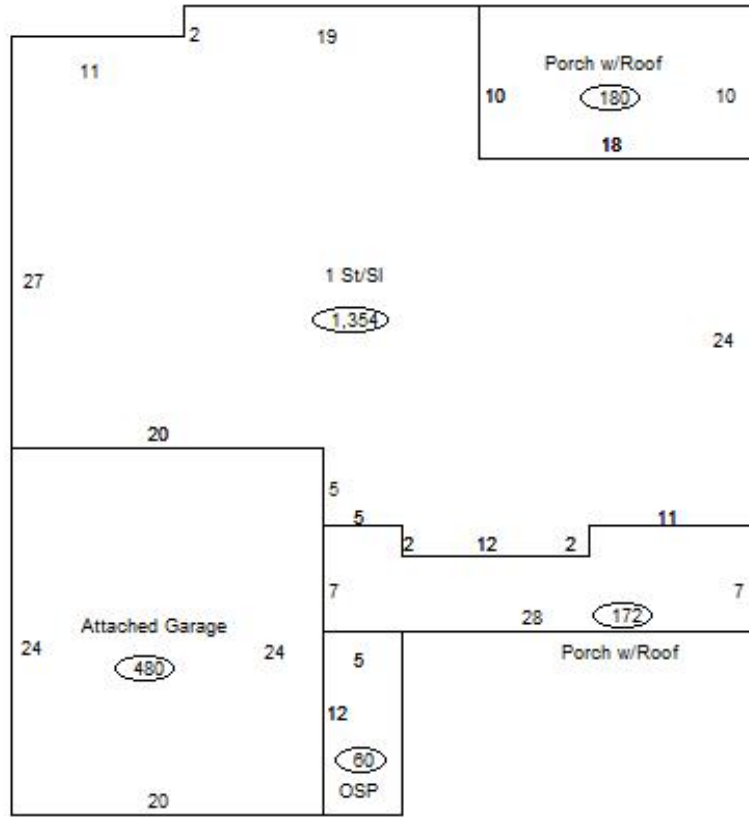
Date 04/16/2026

Time 22:14:47

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Sketch Image

660031739



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,354	1.000	1,354
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	172	1.000	172
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,354		1,354