



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:14:48
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Assessment Data					Primary Image																																																																																																																				
Account 660031740 Parcel ID 000000-00-0-00078-006-0021 Cadastral ID 36-21-15-10840 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 276365 DORSE, JONATHON M & JENNIFER A 9417 E MAGNOLIAWOOD CLAREMORE OK 74019-0000 Parcel Location Situs 09417 MAGNOLIAWOOD Subdivision BRIDGEPORT II Lot/Block 0021 / 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: 36.25263528 -95.66233728																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	9500		
Non-Ag Acres	0.1576		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,864.00 x 5.95 = 40,841		
Factor Value			
Adjustments	1.0000		
Lot Value	40,841		



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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	1,183 / 1,183
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,183
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,646	129.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	151,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.45	Total Misc Impr	+	8,991			
Roofing Adj	+ 4.68	Garage Cost	+	12,100			
Subfloor Adj	+ -1.22	Total RCN	=	174,029			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	52,209			
Plumbing Adj	+ 11.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,820			
Adj Base Cost	= 129.28	Lot Value	+	40,841			
Total Area	x 1,183	Indicated Value	=	162,661			
Adjusted Cost	= 152,938	Value Per SqFt		137.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,820		
Lot Value	40,841		
Indicated Value	162,661	137.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	162,661	137.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75728	183		183	23.63		4,324
PRCH	SLAB PORCH - COVERED	75729	18x11		198	23.57		4,667



Rogers

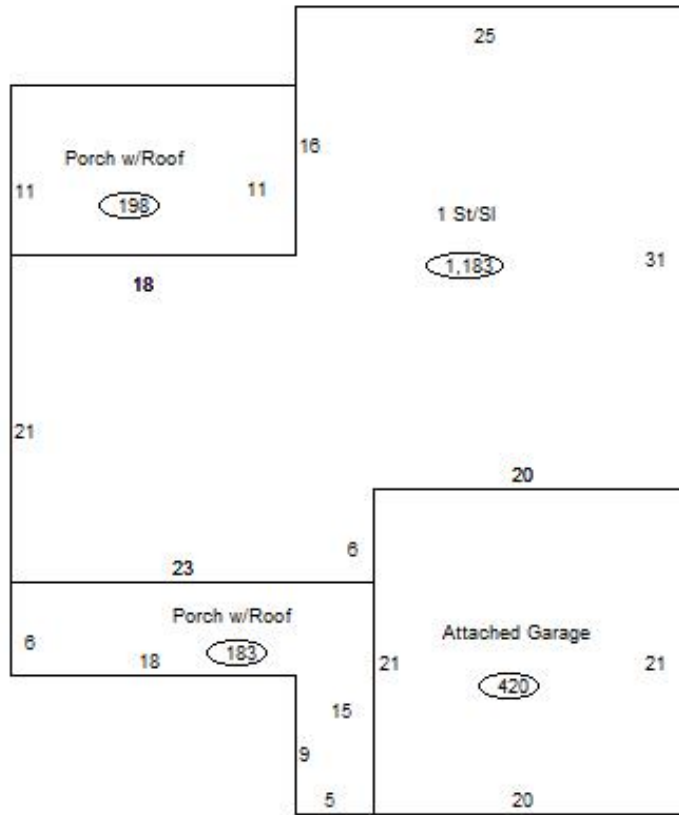
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Sketch Image

660031740



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,183	1.000	1,183
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	198	1.000	198
Total Building Area						1,183		1,183