



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:14:58  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031745 <b>Parcel ID</b> 000000-00-0-00078-007-0004 <b>Cadastral ID</b> 36-21-15-10890 <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> 308024 PERRY, JEFFERY A & ADRIENNE L TUCKER  9405 E SPRUCEWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09405 E SPRUCEWOOD DR <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0004 / 0007 <b>Parcel Size</b> 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																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9500 <b>Non-Ag Acres</b> 0.2612 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,378.00 x 4.93 = 56,131 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,131		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	5% Veneer, Masonry 95% Frame, Siding, Wood
<b>Base/Total Area</b>	682 / 990
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	682
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	475 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	146,721	148.20	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	138,160		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.70	<b>Total Misc Impr</b>	+ 3,076				
<b>Roofing Adj</b>	+ 3.64	<b>Garage Cost</b>	+ 13,186				
<b>Subfloor Adj</b>	+ -0.96	<b>Total RCN</b>	= 134,141				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 40,242				
<b>Plumbing Adj</b>	+ 14.22	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 93,899				
<b>Adj Base Cost</b>	= 119.07	<b>Lot Value</b>	+ 56,131				
<b>Total Area</b>	x 990	<b>Indicated Value</b>	= 150,030				
<b>Adjusted Cost</b>	= 117,879	<b>Value Per SqFt</b>	151.55				

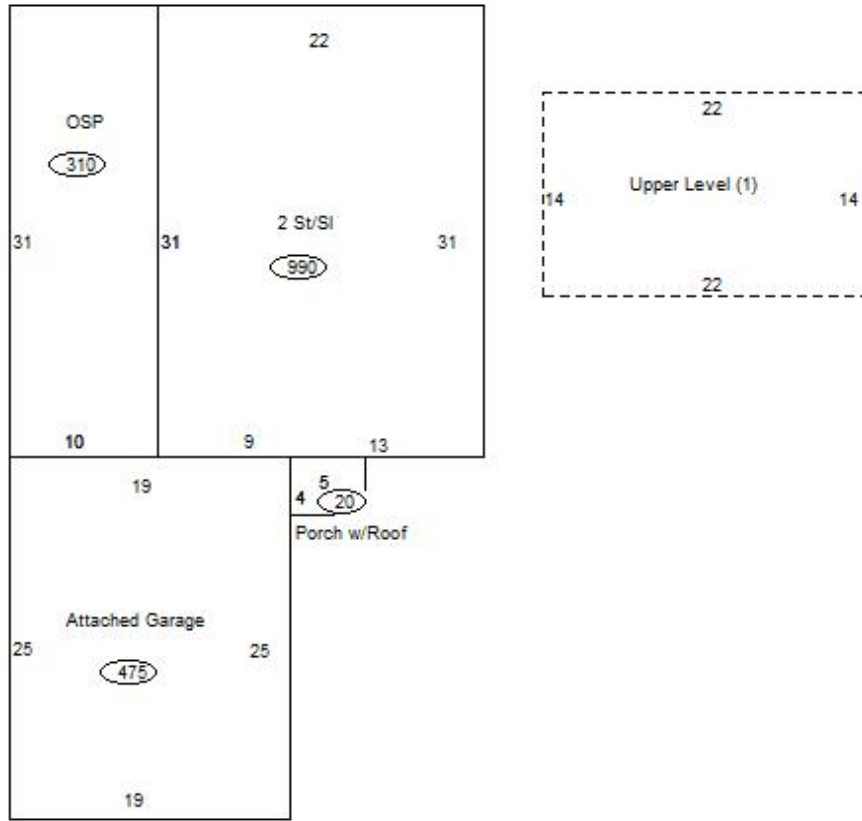
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	93,899		
<b>Lot Value</b>	56,131		
<b>Indicated Value</b>	150,030	151.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	150,030	151.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75748	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	75749	31x10		310	8.36		2,592



Sketch Image

660031745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	682	1.452	990
2	G	1		13	Attached Garage	475	1.000	475
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	310	1.000	310
5	U	^UL		13	Upper Level (1)	308	1.000	308
<b>Total Building Area</b>						682		990