



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031748 Parcel ID 000000-00-0-00078-007-0007 Cadastral ID 36-21-15-10920 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRIS Name ID 340289 O'RIORDAN, JACOB & SARA 9435 SPRUCEWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09435 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0007 / 0007 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: 36.25348186 -95.66199550																																																																																																																									
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>VANN, ZACHARY WILLIAM &</td> <td>11/22/2022</td> <td>185,000</td> <td>YES</td> </tr> <tr> <td>2535/44</td> <td>SHERE ENTERPRISES LLC</td> <td>03/10/2016</td> <td>123,000</td> <td>YES</td> </tr> <tr> <td>2527/782</td> <td>SHERE, LONNIE EUGENE JR &</td> <td>02/05/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2500/741</td> <td>TINSLEY, HARRY P JR</td> <td>09/15/2015</td> <td>70,000</td> <td>YES</td> </tr> <tr> <td>1038/97</td> <td>VREELAND, FRANK &</td> <td>09/06/1996</td> <td>66,000</td> <td>Yes</td> </tr> <tr> <td>1034/53</td> <td>HILLCREST PROPERTIES, INC</td> <td>07/29/1996</td> <td>7,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	VANN, ZACHARY WILLIAM &	11/22/2022	185,000	YES	2535/44	SHERE ENTERPRISES LLC	03/10/2016	123,000	YES	2527/782	SHERE, LONNIE EUGENE JR &	02/05/2016	0	4	2500/741	TINSLEY, HARRY P JR	09/15/2015	70,000	YES	1038/97	VREELAND, FRANK &	09/06/1996	66,000	Yes	1034/53	HILLCREST PROPERTIES, INC	07/29/1996	7,000	Yes																																																														
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	VANN, ZACHARY WILLIAM &	11/22/2022	185,000	YES																																																																																																																					
2535/44	SHERE ENTERPRISES LLC	03/10/2016	123,000	YES																																																																																																																					
2527/782	SHERE, LONNIE EUGENE JR &	02/05/2016	0	4																																																																																																																					
2500/741	TINSLEY, HARRY P JR	09/15/2015	70,000	YES																																																																																																																					
1038/97	VREELAND, FRANK &	09/06/1996	66,000	Yes																																																																																																																					
1034/53	HILLCREST PROPERTIES, INC	07/29/1996	7,000	Yes																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>65,236</td> <td>65,236</td> <td>11%</td> <td>7,176</td> <td>Assessed</td> <td>20,094</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>117,438</td> <td>117,438</td> <td></td> <td>12,918</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>182,674</td> <td>182,674</td> <td></td> <td>20,094</td> <td>Total Taxable</td> <td>19,094</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value	65,236	65,236	11%	7,176	Assessed	20,094	Year Frozen	0	Improvements	117,438	117,438		12,918	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	TIF Project ID	0	Total Value	182,674	182,674		20,094	Total Taxable	19,094																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2023	Land Value	65,236	65,236	11%	7,176	Assessed	20,094																																																																																																																	
Year Frozen	0	Improvements	117,438	117,438		12,918	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000																																																																																																																	
TIF Project ID	0	Total Value	182,674	182,674		20,094	Total Taxable	19,094																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660031748</td><td>O'RIORDAN, JACOB & SARA</td><td>80</td><td>181,798</td><td>1000</td><td>18,998</td><td>1,995.00</td></tr> <tr><td>2024</td><td>2024-660031748</td><td>O'RIORDAN, JACOB & SARA</td><td>80</td><td>185,000</td><td>1000</td><td>19,350</td><td>1,865.00</td></tr> <tr><td>2023</td><td>2023-660031748</td><td>O'RIORDAN, JACOB & SARA</td><td>80</td><td>185,000</td><td>1000</td><td>19,350</td><td>1,837.00</td></tr> <tr><td>2022</td><td>2022-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>143,123</td><td>0</td><td>15,252</td><td>1,466.00</td></tr> <tr><td>2021</td><td>2021-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>132,056</td><td>0</td><td>14,526</td><td>1,360.00</td></tr> <tr><td>2020</td><td>2020-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>126,251</td><td>0</td><td>13,884</td><td>1,302.00</td></tr> <tr><td>2019</td><td>2019-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>120,204</td><td>0</td><td>13,222</td><td>1,259.00</td></tr> <tr><td>2018</td><td>2018-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>123,359</td><td>0</td><td>13,569</td><td>1,293.00</td></tr> <tr><td>2017</td><td>2017-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>122,333</td><td>0</td><td>13,457</td><td>1,286.00</td></tr> <tr><td>2016</td><td>2016-660031748</td><td>VANN, ZACHARY WILLIAM &</td><td>80</td><td>104,723</td><td>0</td><td>11,520</td><td>1,104.00</td></tr> <tr><td>2015</td><td>2015-660031748</td><td>SHERE, LONNIE EUGENE JR &</td><td>80</td><td>103,610</td><td>1000</td><td>10,397</td><td>1,014.00</td></tr> <tr><td>2014</td><td>2014-660031748</td><td>TINSLEY, HARRY P JR</td><td>80</td><td>105,408</td><td>1000</td><td>10,388</td><td>959.00</td></tr> <tr><td>2013</td><td>2013-660031748</td><td>TINSLEY, HARRY P JR</td><td>80</td><td>105,048</td><td>1000</td><td>10,056</td><td>963.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660031748	O'RIORDAN, JACOB & SARA	80	181,798	1000	18,998	1,995.00	2024	2024-660031748	O'RIORDAN, JACOB & SARA	80	185,000	1000	19,350	1,865.00	2023	2023-660031748	O'RIORDAN, JACOB & SARA	80	185,000	1000	19,350	1,837.00	2022	2022-660031748	VANN, ZACHARY WILLIAM &	80	143,123	0	15,252	1,466.00	2021	2021-660031748	VANN, ZACHARY WILLIAM &	80	132,056	0	14,526	1,360.00	2020	2020-660031748	VANN, ZACHARY WILLIAM &	80	126,251	0	13,884	1,302.00	2019	2019-660031748	VANN, ZACHARY WILLIAM &	80	120,204	0	13,222	1,259.00	2018	2018-660031748	VANN, ZACHARY WILLIAM &	80	123,359	0	13,569	1,293.00	2017	2017-660031748	VANN, ZACHARY WILLIAM &	80	122,333	0	13,457	1,286.00	2016	2016-660031748	VANN, ZACHARY WILLIAM &	80	104,723	0	11,520	1,104.00	2015	2015-660031748	SHERE, LONNIE EUGENE JR &	80	103,610	1000	10,397	1,014.00	2014	2014-660031748	TINSLEY, HARRY P JR	80	105,408	1000	10,388	959.00	2013	2013-660031748	TINSLEY, HARRY P JR	80	105,048	1000	10,056	963.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660031748	O'RIORDAN, JACOB & SARA	80	181,798	1000	18,998	1,995.00																																																																																																																		
2024	2024-660031748	O'RIORDAN, JACOB & SARA	80	185,000	1000	19,350	1,865.00																																																																																																																		
2023	2023-660031748	O'RIORDAN, JACOB & SARA	80	185,000	1000	19,350	1,837.00																																																																																																																		
2022	2022-660031748	VANN, ZACHARY WILLIAM &	80	143,123	0	15,252	1,466.00																																																																																																																		
2021	2021-660031748	VANN, ZACHARY WILLIAM &	80	132,056	0	14,526	1,360.00																																																																																																																		
2020	2020-660031748	VANN, ZACHARY WILLIAM &	80	126,251	0	13,884	1,302.00																																																																																																																		
2019	2019-660031748	VANN, ZACHARY WILLIAM &	80	120,204	0	13,222	1,259.00																																																																																																																		
2018	2018-660031748	VANN, ZACHARY WILLIAM &	80	123,359	0	13,569	1,293.00																																																																																																																		
2017	2017-660031748	VANN, ZACHARY WILLIAM &	80	122,333	0	13,457	1,286.00																																																																																																																		
2016	2016-660031748	VANN, ZACHARY WILLIAM &	80	104,723	0	11,520	1,104.00																																																																																																																		
2015	2015-660031748	SHERE, LONNIE EUGENE JR &	80	103,610	1000	10,397	1,014.00																																																																																																																		
2014	2014-660031748	TINSLEY, HARRY P JR	80	105,408	1000	10,388	959.00																																																																																																																		
2013	2013-660031748	TINSLEY, HARRY P JR	80	105,048	1000	10,056	963.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:06
Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.268 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,676.00 x 4.86 = 56,727 Factor Value Adjustments 1.1500 Lot Value 65,236		<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0022.JPG 7/13/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	872 / 1,272
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	872
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

Cost Approach				Manual : 01/2025			
Base Cost	91.31	Total Misc Impr	+ 7,582	Roofing Adj	+ 3.49	Garage Cost	+ 12,100
Subfloor Adj	+ -0.92	Total RCN	= 167,768	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 50,330
Plumbing Adj	+ 11.07	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 117,438
Adj Base Cost	= 116.42	Lot Value	+ 65,236	Total Area	x 1,272	Indicated Value	= 182,674
		Value Per SqFt	143.61	Adjusted Cost	= 148,086		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	159,105	125.08	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	172,630		Per SqFt

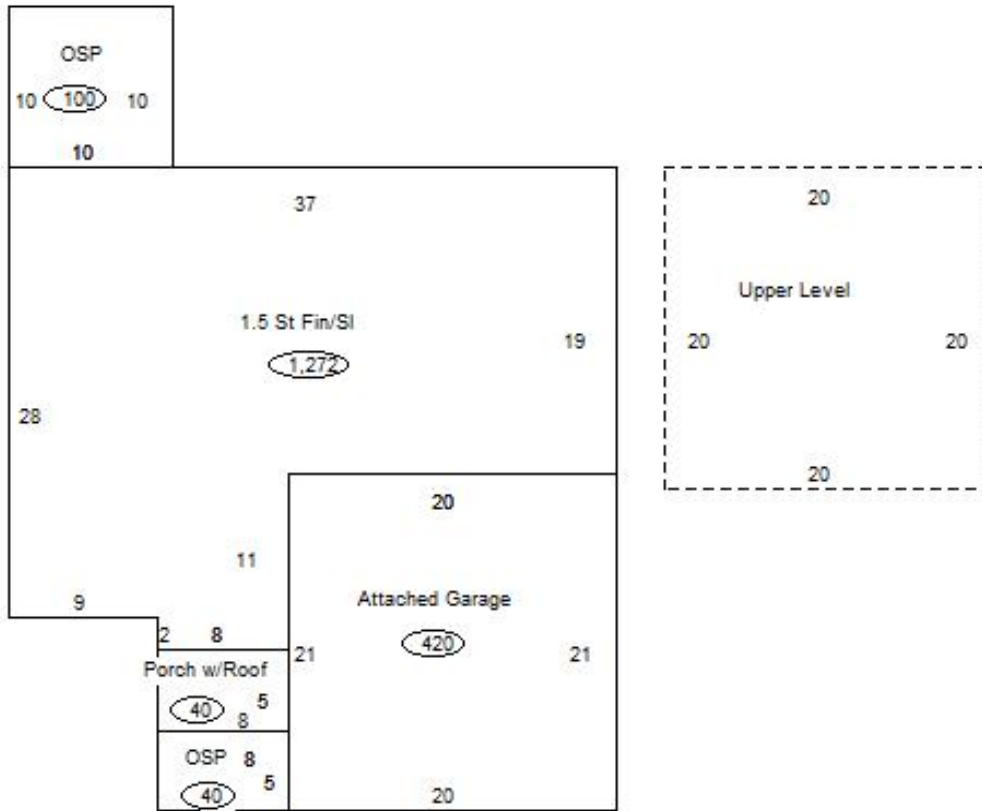
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,438		
Lot Value	65,236		
Indicated Value	182,674	143.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,674	143.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	75761	8x5		40	24.14		966
PATO	SLAB PORCH - OPEN	75762	8x5		40	10.86		434
PATO	SLAB PORCH - OPEN	75763	10x10		100	10.86		1,086



Sketch Image

660031748



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	872	1.459	1,272
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	40	1.000	40
5	M	PATO		13	Open Slab	100	1.000	100
6	U	^UL	Overhang	13	Upper Level	400	1.000	400
Total Building Area						872		1,272