



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660031750 Parcel ID 000000-00-0-00078-007-0009 Cadastral ID 36-21-15-10940 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 305334 RATZLAFF, BRIAN 9455 E SPRUCEWOOD CLAREMORE OK 74019-0000 Parcel Location Situs 09455 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0009 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660031750_001.JPG 1/7/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.25347730 -95.66157526 LOT 9 BLOCK 7 BRIDGEPORT 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.2695				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	11,740.00 x 4.84 = 56,855				
Factor Value					
Adjustments	1.0000				
Lot Value	56,855				
Residential Data				660031750_001.JPG 1/7/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,417 / 1,417			Adusted R 0.8445	
Style	100% One Story			Indicated Value 168,001 118.56 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,417			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 162,330 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	420 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach	
Remodel	RMA -			Improvements 173,265	
Year/Eff Age	1996 / 12			Lot Value 56,855	
Cost Approach		Manual : 01/2025		Indicated Value 230,120 162.40 Per SqFt	
Base Cost	105.88	Total Misc Impr	+ 4,353	Agland Value	
Roofing Adj	+ 4.49	Garage Cost	+ 12,100	Site Improvements	
Subfloor Adj	+ -1.20	Total RCN	= 201,471	Total Value 230,120 162.40 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (14%)	- 28,206		
Plumbing Adj	+ 9.93	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 173,265		
Adj Base Cost	= 130.57	Lot Value	+ 56,855		
Total Area	x 1,417	Indicated Value	= 230,120		
Adjusted Cost	= 185,018	Value Per SqFt	162.40		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	75772	9x6		54	24.10	1,301
PRCH	SLAB PORCH - COVERED	75773	16x8		128	23.84	3,052



Rogers

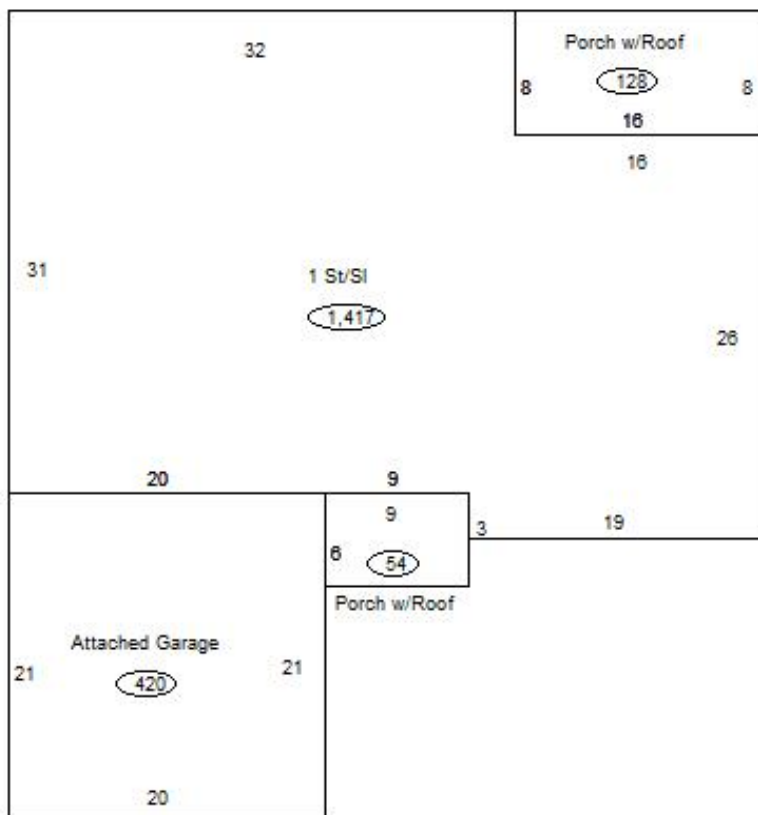
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Sketch Image

660031750



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,417	1.000	1,417
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PRCH		13	SLBC	128	1.000	128
Total Building Area						1,417		1,417



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD	
Base Cost (4.68 x)						