



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:15:25
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Assessment Data					Primary Image																																																																																																																				
Account 660031751 Parcel ID 000000-00-0-00078-007-0010 Cadastral ID 36-21-15-10950 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342878 KNAUST, CHANCE GARRETT & SARAH ELIZABETH 9465 SPRUCEWOOD CLAREMORE OK 74019-0000 Parcel Location Situs 09465 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0010 / 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: 36.25348336 -95.66138425																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 9500 Non-Ag Acres 0.2665 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,608.00 x 4.88 = 56,591 Factor Value Adjustments 1.0000 Lot Value 56,591		

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	1,098 / 1,098
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,098
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1996 / 13



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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	150,308	136.89	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	145,950 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,031		
Lot Value	56,591		
Indicated Value	198,622	180.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,622	180.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+ 8,818				
Roofing Adj	+ 4.80	Garage Cost	+ 12,507				
Subfloor Adj	+ -1.28	Total RCN	= 167,095				
Heat/Cool Adj	+ 11.47	Depreciation (15%)	- 25,064				
Plumbing Adj	+ 12.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 142,031				
Adj Base Cost	= 132.76	Lot Value	+ 56,591				
Total Area	x 1,098	Indicated Value	= 198,622				
Adjusted Cost	= 145,770	Value Per SqFt	180.89				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75776	20x5		100	23.95		2,395
EPSW	ENCLOSED PORCH - SOLID WALL	75777	17x6		102	62.97		6,423



Rogers

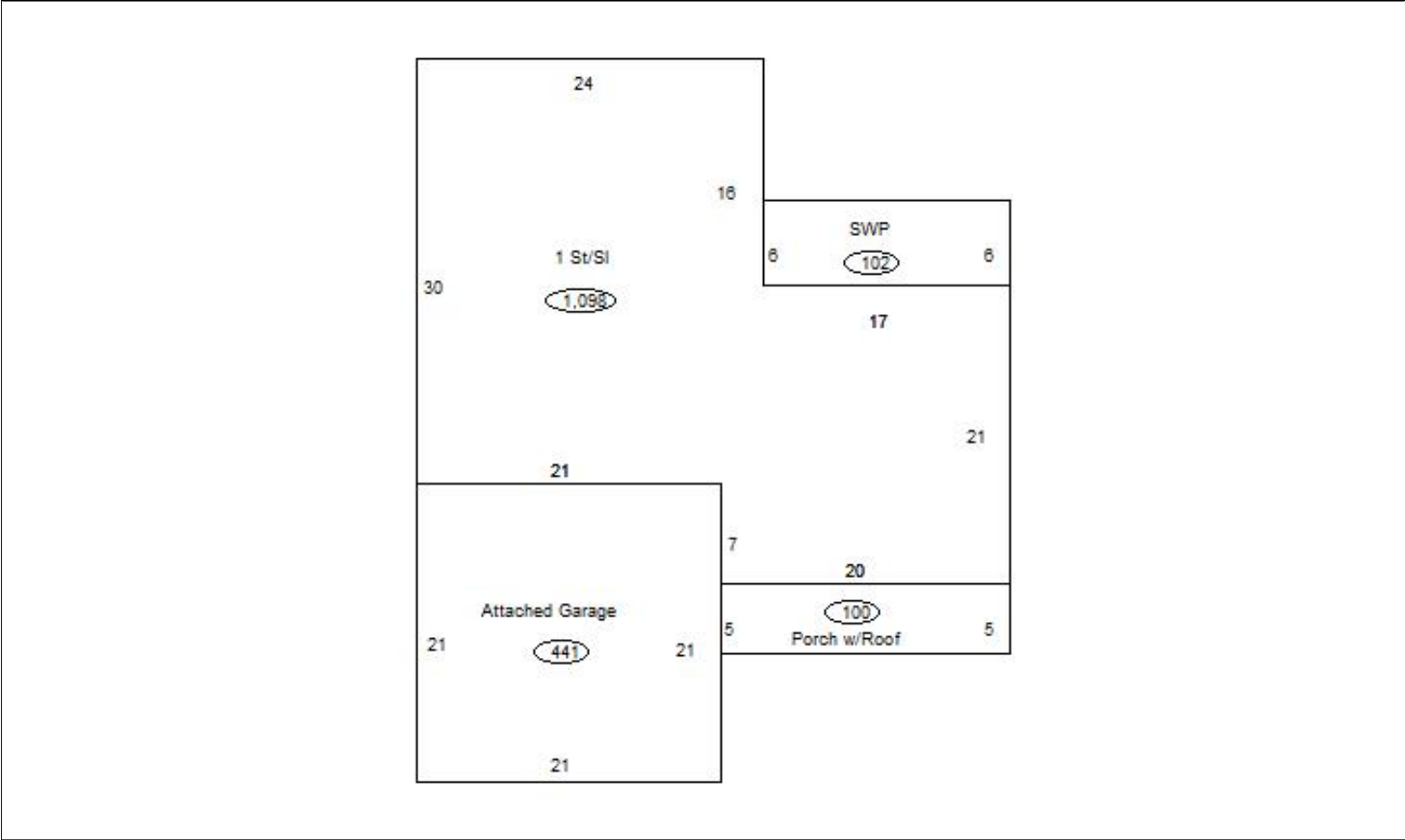
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Sketch Image

660031751



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,098	1.000	1,098
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	100	1.000	100
4	M	EPSW		13	EPSW	102	1.000	102
Total Building Area						1,098		1,098