



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	660031752																							
Parcel ID	000000-00-0-00078-007-0011																							
Cadastral ID	36-21-15-10960																							
Property Type	REAL - Real Property																							
Property Class	URP	VI Area	4																					
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI																							
Name ID	292573																							
VAN RIPER, STEPHEN B &																								
CARYLON S																								
9475 E SPRUCEWOOD DR CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	09475 E SPRUCEWOOD AVE																							
Subdivision	BRIDGEPORT II																							
Lot/Block	0011 / 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 Lat/Long: 36.25349167 -95.66120290																								
Building Permits																								
LOT 11 BLOCK 7 BRIDGEPORT 2																								
<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
1791/277	VAN RIPER, DARRIN B &-TANIA	07/14/2006	100,000	4																				
1034/254	VREELAND, FRANK &	08/01/1996	66,500	Yes																				
1027/236	HILLCREST PROPERTIES, INC	05/29/1996	7,000	Yes																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																
Remove Cap	0	Land Value	57,123	26,140	11%	2,875	Assessed	16,189	1,685.79															
Year Frozen	0	Improvements	138,520	121,039		13,314	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00															
TIF Project ID	0	Total Value	195,643	147,179		16,189	Total Taxable	15,189	1,599.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660031752	VAN RIPER, STEPHEN B &	80	194,232	1000	14,719	1,549.00																	
2024	2024-660031752	VAN RIPER, STEPHEN B &	80	208,462	1000	14,260	1,377.00																	
2023	2023-660031752	VAN RIPER, STEPHEN B &	80	157,277	1000	13,816	1,315.00																	
2022	2022-660031752	VAN RIPER, STEPHEN B &	80	142,688	1000	13,384	1,296.00																	
2021	2021-660031752	VAN RIPER, STEPHEN B &	80	132,828	1000	12,966	1,224.00																	
2020	2020-660031752	VAN RIPER, STEPHEN B &	80	125,798	1000	12,559	1,188.00																	
2019	2019-660031752	VAN RIPER, STEPHEN B &	80	119,674	1000	12,164	1,169.00																	
2018	2018-660031752	VAN RIPER, STEPHEN B &	80	123,047	1000	12,535	1,204.00																	
2017	2017-660031752	VAN RIPER, STEPHEN B &	80	122,023	1000	12,423	1,197.00																	
2016	2016-660031752	VAN RIPER, STEPHEN B &	80	118,931	1000	12,082	1,168.00																	
2015	2015-660031752	VAN RIPER, STEPHEN B &	80	117,802	1000	11,958	1,165.00																	
2014	2014-660031752	VAN RIPER, STEPHEN B &	80	116,497	1000	11,813	1,090.00																	
2013	2013-660031752	VAN RIPER, STEPHEN B &	80	116,447	1000	11,439	1,093.00																	



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2726		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,874.00 x 4.81 = 57,123		
Factor Value			
Adjustments	1.0000		
Lot Value	57,123		



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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	1,349 / 1,349
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,349
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 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	169,459 125.62 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	163,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	138,520
Lot Value	57,123
Indicated Value	195,643 145.03 Per SqFt
Agland Value	
Site Improvements	
Total Value	195,643 145.03 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.34	Total Misc Impr	+ 13,663
Roofing Adj	+ 4.63	Garage Cost	+ 13,345
Subfloor Adj	+ -1.21	Total RCN	= 197,886
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,366
Plumbing Adj	+ 10.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,520
Adj Base Cost	= 126.67	Lot Value	+ 57,123
Total Area	x 1,349	Indicated Value	= 195,643
Adjusted Cost	= 170,878	Value Per SqFt	145.03

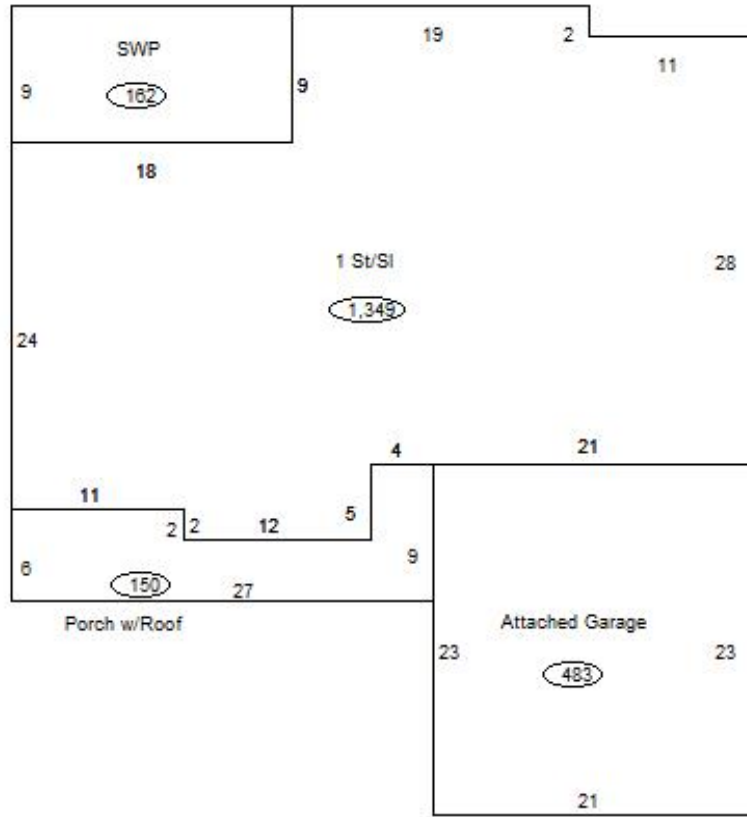
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75780	150		150	23.76		3,564
EPSW	ENCLOSED PORCH - SOLID WALL	75781	18x9		162	62.34		10,099



Sketch Image

660031752



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,349	1.000	1,349
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	150	1.000	150
4	M	EPSW		13	EPSW	162	1.000	162
Total Building Area						1,349		1,349



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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)						