



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031754 Parcel ID 000000-00-0-00078-007-0013 Cadastral ID 36-21-15-10980 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 329010 MOST, RALPH WAYNE 327 S CHEROKEE CLAREMORE OK 74017-0000 Parcel Location Situs 09495 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0013 / 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: 36.25349119 -95.66079317																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2659	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	11,584.00 x 4.88 = 56,543	
Factor Value		
Adjustments	1.0000	
Lot Value	56,543	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	1,183 / 1,183
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,183
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

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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	153,646	129.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	159,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.99	Total Misc Impr	+	16,594			
Roofing Adj	+ 4.68	Garage Cost	+	12,100			
Subfloor Adj	+ -1.22	Total RCN	=	184,720			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	55,416			
Plumbing Adj	+ 14.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,304			
Adj Base Cost	= 131.89	Lot Value	+	56,543			
Total Area	x 1,183	Indicated Value	=	185,847			
Adjusted Cost	= 156,026	Value Per SqFt		157.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,304		
Lot Value	56,543		
Indicated Value	185,847	157.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,847	157.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75788	183		183	23.63		4,324
EPSW	ENCLOSED PORCH - SOLID WALL	75789	18x11		198	61.97		12,270



Rogers

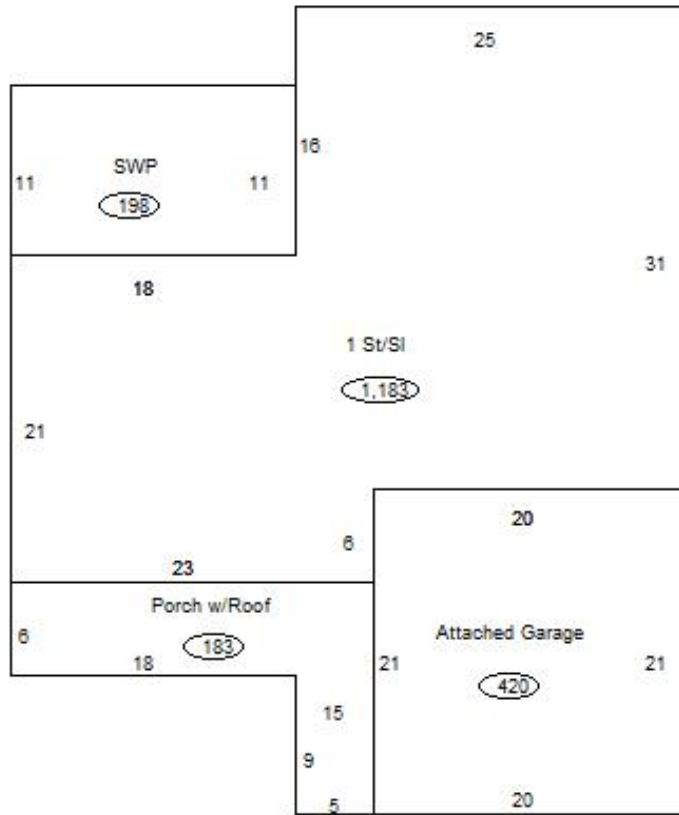
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Sketch Image

660031754



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,183	1.000	1,183
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	183	1.000	183
4	M	EPSW		13	EPSW	198	1.000	198
Total Building Area						1,183		1,183