



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:09:29  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660054809 <b>Parcel ID</b> 000000-00-0-00730-001-0012 <b>Cadastral ID</b> 36-22-15-03540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 332380 LEDERMAN, JAKE III & PATRICIA L  9775 E SHADOWLAKE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09775 SHADOWLAKE LN <b>Subdivision</b> SHADOWLAKE ESTATES <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 22 / 15 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.34790378 -95.65538368																																																																																																																									
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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4133		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	61,563.00 x 1.25 = 76,897		
Factor Value			
Adjustments	1.0000		
Lot Value	76,897		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,947 / 2,947
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,947
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	865 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	414,077	140.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	451,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.48	Total Misc Impr	+ 20,731
Roofing Adj	+ 5.03	Garage Cost	+ 32,187
Subfloor Adj	+ -3.22	Total RCN	= 437,148
Heat/Cool Adj	+ 14.47	Depreciation ( 19%)	- 83,058
Plumbing Adj	+ 8.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 354,090
Adj Base Cost	= 130.38	Lot Value	+ 76,897
Total Area	x 2,947	Indicated Value	= 430,987
Adjusted Cost	= 384,230	Value Per SqFt	146.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	354,090		
Lot Value	76,897		
Indicated Value	430,987	146.25	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	460,987	156.43	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	78418		70	70	29.31		2,052
PRCH	SLAB PORCH - COVERED	78419		437	437	28.03		12,249



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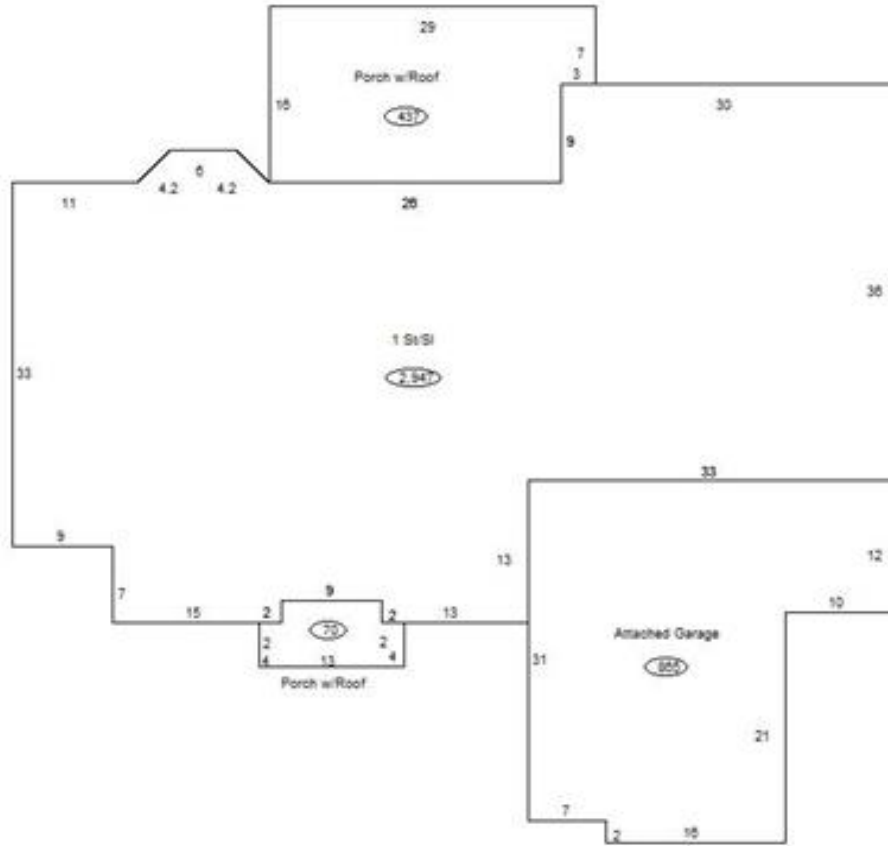
Date 04/16/2026

Time 22:09:30

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### Sketch Image

660054809



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,947	1.000	2,947
2	G	1		13	Attached Garage	865	1.000	865
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	437	1.000	437
<b>Total Building Area</b>						<b>2,947</b>		<b>2,947</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	30,000