



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 660085347 Parcel ID 000000-00-0-00922-005-0007 Cadastral ID 02-20-15-11500 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 334953 COX, SHEL E & SHERI 8527 SPRING CREEK LN CLAREMORE OK 74019-0000 Parcel Location Situs 08527 E SPRING CREEK LN Subdivision WILLOW GORGE Lot/Block 0007 / 0005 Parcel Size 4 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1146 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0310\IMG_0011. 3/10/2022</p>														
Legal Description Lat/Long: 36.24645431 -95.67966884																			
LOTS 6,7,8 & 9 BLOCK 5 WILLOW GORGE					Building Permits <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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	52,888	/	BOYD, FOY CHISHOLM	06/18/2021	440,000	YES										
					/	FOSTER, DAVID LYNN &	08/27/2020	403,000	YES										
					2070/465	SPIRITBANK	11/16/2009	32,000	YES										
					1969/688	TANGLEWOOD PROPERTIES LLC	07/24/2008	0	9										
					1676/314	VERDIGRIS LAND CO LLC	04/25/2005	1,386,500	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2022		Land Value	108,106	98,375	11%	10,821	Assessed	52,888										
Year Frozen	0		Improvements	385,659	382,424		42,067	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	52,888										
TIF Project ID	0		Total Value	493,765	480,799		52,888	Total Taxable	0										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660085347	COX, SHEL E & SHERI			80	486,544	51347		860.00										
2024	2024-660085347	COX, SHEL E & SHERI			80	499,160	49852		514.00										
2023	2023-660085347	COX, SHEL E & SHERI			80	440,000	48400		499.00										
2022	2022-660085347	COX, SHEL E & SHERI			80	440,000	48400		499.00										
2021	2021-660085347	COX, SHEL E & SHERI			80	405,724	0	44,629	4,177.00										
2020	2020-660085347	BOYD, FOY CHISHOLM			80	425,312	1000	45,143	4,244.00										
2019	2019-660085347	FOSTER, DAVID LYNN &			80	407,264	1000	43,800	4,183.00										
2018	2018-660085347	FOSTER, DAVID LYNN &			80	398,219	1000	42,804	4,089.00										
2017	2017-660085347	FOSTER, DAVID LYNN &			80	305,846	1000	29,956	2,872.00										
2016	2016-660085347	FOSTER, DAVID LYNN &			80	308,058	1000	29,054	2,795.00										
2015	2015-660085347	FOSTER, DAVID LYNN &			80	293,580	1000	28,179	2,732.00										
2014	2014-660085347	FOSTER, DAVID LYNN &			80	296,747	1000	27,329	2,508.00										
2013	2013-660085347	FOSTER, DAVID LYNN &			80	259,354	1000	26,504	2,519.00										



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Lot Data		Square-Foot - NBHD 1146 #1	
Lot Size			
Lot Count	0		
Units Buildable	5		
Non-Ag Acres	0.9826		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	42,803.00 x 2.53 = 108,106		
Factor Value			
Adjustments	1.0000		
Lot Value	108,106		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,159 / 2,699
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,159
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,080 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	398,146	147.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	481,800 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.87	Total Misc Impr	+ 15,818				
Roofing Adj	+ 4.23	Garage Cost	+ 50,371				
Subfloor Adj	+ -2.72	Total RCN	= 401,243				
Heat/Cool Adj	+ 14.47	Depreciation (12%)	- 48,149				
Plumbing Adj	+ 8.29	Lump Sums	+ 25,303				
Basement Adj	+ 0.00	RCNLD	= 378,397				
Adj Base Cost	= 124.14	Lot Value	+ 108,106				
Total Area	x 2,699	Indicated Value	= 486,503				
Adjusted Cost	= 335,054	Value Per SqFt	180.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	378,397		
Lot Value	108,106		
Indicated Value	486,503	180.25	Per SqFt
Agland Value			
Site Improvements	7,262		
Total Value	493,765	182.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	104025	343		343	28.34		9,721
PRCH	SLAB PORCH - COVERED	104026	212		212	28.76		6,097
GRDT	Garage - Detached	179531	30x26		780	32.44		25,303



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0			740
	Qual	3	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (49.07 x 740)		36,312	36,312	29,050		7,262