



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:13:54
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087072 Parcel ID 000000-00-0-80238-001-0017 Cadastral ID 01-20-15-07200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 331589 EDWARDS, KAYLYN E 9800 E SWAN DR CLAREMORE OK 74019-5016 Parcel Location Situs 09800 E SWAN DR Subdivision CROSSING AT ROSELAKE Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24773328 -95.65805826																																																																																																																									
CROSSING AT ROSELAKE LOT 17 BLOCK 1					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>11-41</td> <td>R12-NEW 1749 SQ FT SFR</td> <td>09/2011</td> <td>12/2011</td> <td>72,646</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	11-41	R12-NEW 1749 SQ FT SFR	09/2011	12/2011	72,646																																																																																																						
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1523 Topography LEVEL Street Access PAVED Utilities ALL Amenities 0 Method Square-Foot Base Lot Value 6,634.00 x 5.95 = 39,472 Factor Value Adjustments 1.0000 Lot Value 39,472		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,358 / 1,358
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,358
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2011 / 11

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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	184,843	136.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	196,560 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,870		
Lot Value	39,472		
Indicated Value	210,342	154.89	Per SqFt
Agland Value			
Site Improvements	1,589		
Total Value	211,931	156.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.56	Total Misc Impr	+ 2,587				
Roofing Adj	+ 4.63	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.22	Total RCN	= 194,171				
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 23,301				
Plumbing Adj	+ 14.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 170,870				
Adj Base Cost	= 130.28	Lot Value	+ 39,472				
Total Area	x 1,358	Indicated Value	= 210,342				
Adjusted Cost	= 176,920	Value Per SqFt	154.89				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	106380	9x9		81	19.00		1,539
PRCH	SLAB PORCH - COVERED	106382	6x4		24	24.19		581
PATO	Patio - Open	174412	9x3		27	10.86		293
PATO	Patio - Open	174413	4x4		16	10.86		174



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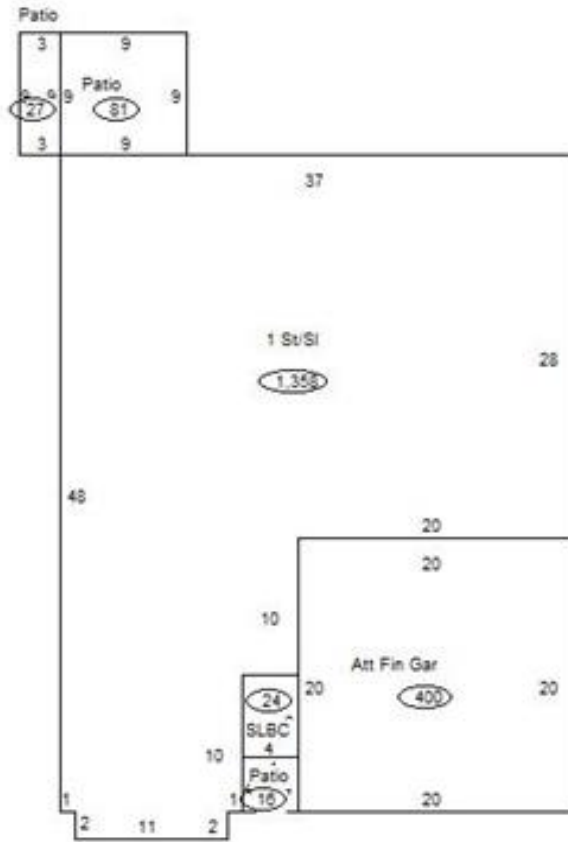
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Sketch Image

660087072



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,358	1.000	1,358
2	M	PATC		13	Patio	81	1.000	81
3	G	5		13	Att Fin Gar	400	1.000	400
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PATO		13	Patio	27	1.000	27
6	M	PATO		13	Patio	16	1.000	16
Total Building Area						1,358		1,358



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (25.80 x 80)		2,064		2,064 475		1,589