



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 660087073 Parcel ID 000000-00-0-80238-001-0018 Cadastral ID 01-20-15-07210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 320927 AUSBROOKS, DANIEL & WHITNEY 9828 E SWAN DR CLAREMORE OK 74019-0000 Parcel Location Situs 09828 E SWAN DR Subdivision CROSSING AT ROSELAKE Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660087073_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24772423 -95.65777211 CROSSING AT ROSELAKE LOT 18 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1716		
Topography	LEVEL		
Street Access	PAVED		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,475.00 x 5.95 = 44,476		
Factor Value			
Adjustments	1.0000		
Lot Value	44,476		



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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	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	197,706 126.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	207,530 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	183,129
Lot Value	44,476
Indicated Value	227,605 145.34 Per SqFt
Agland Value	
Site Improvements	
Total Value	227,605 145.34 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.45	Total Misc Impr	+ 2,385
Roofing Adj	+ 4.47	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 208,101
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 24,972
Plumbing Adj	+ 9.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,129
Adj Base Cost	= 122.00	Lot Value	+ 44,476
Total Area	x 1,566	Indicated Value	= 227,605
Adjusted Cost	= 191,052	Value Per SqFt	145.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	115400	10x8		80	10.86		869
PRCH	SLAB PORCH - COVERED	115401	63		63	24.07		1,516



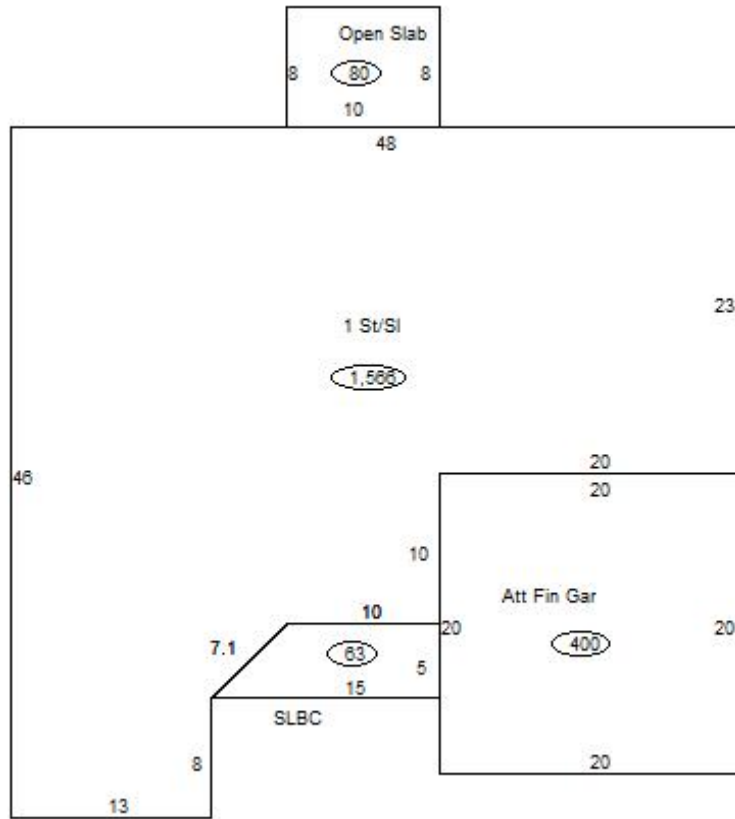
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	M	PATO		13	Open Slab	80	1.000	80
3	M	PRCH		13	SLBC	63	1.000	63
4	G	5		13	Att Fin Gar	400	1.000	400
Total Building Area						1,566		1,566