



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:43:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087081 Parcel ID 000000-00-0-80238-002-0008 Cadastral ID 01-20-15-07290 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 338847 BRADFORD, MATTHEW & STACIE 9845 E SWAN DR CLAREMORE OK 74019-0000 Parcel Location Situs 09845 E SWAN DR Subdivision CROSSING AT ROSELAKE Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660087081_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24830656 -95.65746539																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1903				
Topography	LEVEL				
Street Access	PAVED				
Utilities	ALL				
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	8,289.00 x 5.72 = 47,387				
Factor Value					
Adjustments	1.1406				
Lot Value	54,048				
Residential Data				660087081_001.JPG 9/28/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,576 / 1,576			Adusted R 0.8445	
Style	100% One Story			Indicated Value 194,840 123.63 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,576			Adjustment Model 1 2022 Residential	
Fixture/RghIn	12 /			Comparables 8	
Bed/F/H Bath	4 / 2.0 /			Indicated Value 206,440 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	380 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 190,951	
Year/Eff Age	2011 / 11			Lot Value 54,048	
Cost Approach		Manual : 01/2025		Indicated Value 244,999 155.46 Per SqFt	
Base Cost	99.30	Total Misc Impr	+ 1,635	Agland Value	
Roofing Adj	+ 4.47	Garage Cost	+ 14,109	Site Improvements	
Subfloor Adj	+ -1.15	Total RCN	= 210,853	Total Value 244,999 155.46 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 25,302		
Plumbing Adj	+ 9.71	Lump Sums	+ 5,400		
Basement Adj	+ 0.00	RCNLD	= 190,951		
Adj Base Cost	= 123.80	Lot Value	+ 54,048		
Total Area	x 1,576	Indicated Value	= 244,999		
Adjusted Cost	= 195,109	Value Per SqFt	155.46		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	106395	68		68	24.05	1,635
WODO	Wood Deck - Open	174421	24x14		336	16.07	5,400



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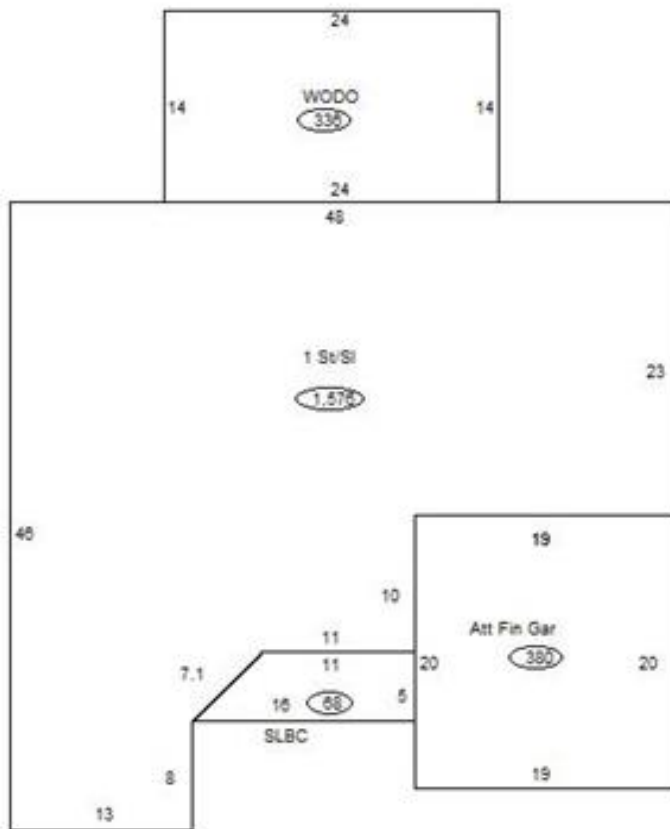
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Sketch Image

660087081



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,576	1.000	1,576
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	68	1.000	68
4	M	WODO		13	WODO	336	1.000	336
Total Building Area						1,576		1,576