




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 660101771 Parcel ID 000000-00-0-00735-003-0016 Cadastral ID 01-20-15-04661 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 327083 REYNOLDS, MARVIN & CONNIE 9092 E SHADY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09092 E SHADY LN Subdivision SHADY LANE Lot/Block 0002 / 0003 Parcel Size .63 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660101771_001.JPG 9/29/2025</p>																																																																												
Legal Description Lat/Long: 36.24006051 -95.67062866 A PART OF LOT 2 BLOCK 3 SHADY LANE DESC 2717-68 AS BEG NW/C LOT 2; N78.5957E 400'; S11.0003E 215.97'; S84.3400W 401.89'; N11 0003W 176.98' TO POB																																																																																	
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size	0	0	
Lot Count	0.63		
Units Buildable	0		
Non-Ag Acres	1.7757		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	77,348.00 x 1.01 = 77,878		
Factor Value			
Adjustments	1.0000		
Lot Value	77,878		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,633	191.54	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	108.71	Total Misc Impr	+ 22,280
Roofing Adj	+ 4.58	Garage Cost	+ 14,664
Subfloor Adj	+ -1.17	Total RCN	= 207,023
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 10,351
Plumbing Adj	+ 10.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,672
Adj Base Cost	= 133.71	Lot Value	+ 77,878
Total Area	x 1,272	Indicated Value	= 274,550
Adjusted Cost	= 170,079	Value Per SqFt	215.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,672		
Lot Value	77,878		
Indicated Value	274,550	215.84	Per SqFt
Agland Value			
Site Improvements	49,849		
Total Value	324,399	255.03	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	144198	15x7		105	23.94		2,514
EPSW	Enclosed Porch - Solid Wall	144199	17x14		238	61.64		14,670



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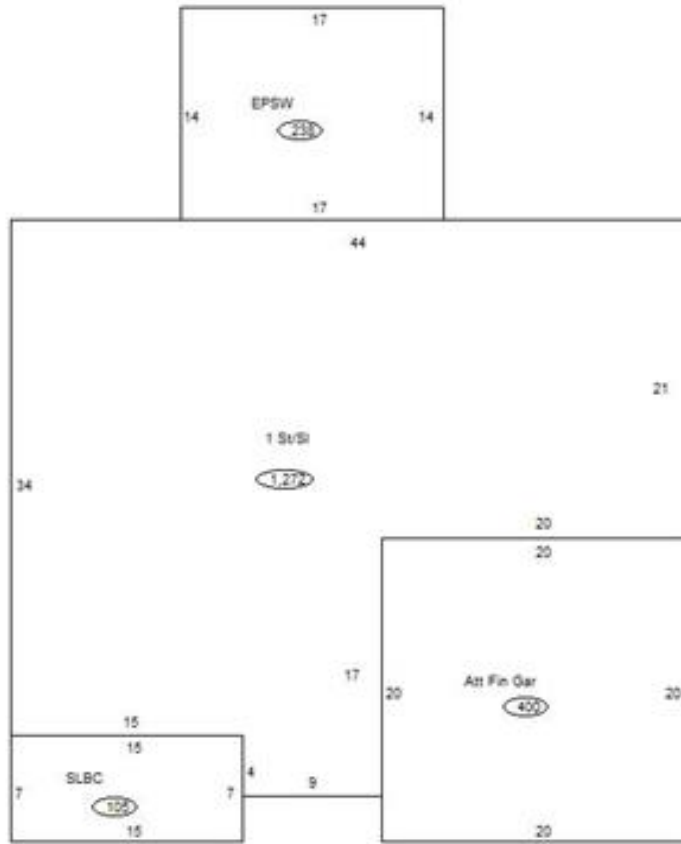
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,272	1.000	1,272
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	105	1.000	105
4	M	EPSW		10	EPSW	238	1.000	238
Total Building Area						1,272		1,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	16x30x0	Concrete		480
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
	Base Cost (52.12 x 480)		25,018	25,018	2,502	22,516
	PATC	Patio - Covered	14x9x8	Concrete	Formed Metal	126
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
	Base Cost (18.69 x 126)		2,355	2,355	236	2,119
	PATO	Patio - Open	0x0x0	Concrete		2,722
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
	Base Cost (8.60 x 2,722)		23,409	23,409	2,341	21,068
	SHDS	Shed - Small	16x16x8	Concrete	Composition Shingle	256
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	
	Base Cost (21.03 x 256)		5,384	5,384	1,238	4,146