



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:24:06
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Assessment Data					Primary Image																																																	
Account 660109265 Parcel ID 000418-0006-002-0-000-00 Cadastral ID 25-21-15-02520 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345466 DROSOS, ALEXA BRIANN & DOUGLAS RYAN 9987 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09987 E LARRY ST Subdivision KING RIDGE V Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109265_001.JPG 1/7/2025</p>																																																	
Legal Description Lot/Long: 36.27371213 -95.65121896																																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1699		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,401.00 x 5.95 = 44,036		
Factor Value			
Adjustments	1.2327		
Lot Value	54,283		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,150 / 1,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,150
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	406 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	106.62	Total Misc Impr	+ 2,039
Roofing Adj	+ 4.83	Garage Cost	+ 14,815
Subfloor Adj	+ -1.25	Total RCN	= 167,217
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,344
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,873
Adj Base Cost	= 130.75	Lot Value	+ 54,283
Total Area	x 1,150	Indicated Value	= 218,156
Adjusted Cost	= 150,363	Value Per SqFt	189.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,873		
Lot Value	54,283		
Indicated Value	218,156	189.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,156	189.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	162454	11x4		44	24.13		1,062
PATC	Patio - Covered	162455	6x4		24	19.00		456
PATO	Patio - Open	162457	8x6		48	10.86		521

