



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account 660109266 Parcel ID 000418-0006-003-0-000-00 Cadastral ID 25-21-15-02530 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345916 ETTER, NEAL & CAITLIN ETTER 9975 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09975 E LARRY ST Subdivision KING RIDGE V Lot/Block 0003 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109266_001.JPG 1/7/2025</p>				
Legal Description Lat/Long: 36.27373775 -95.65149855									
LOT 3 BLOCK 6 KING RIDGE V					Building Permits				
					Number	Description	Opened	Closed	Amount
					R24 17	NEW SFR 1337 SQ FT	08/2024	01/2025	154,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	12/03/2024	224,000	YES
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2025	Land Value	38,660	38,660	11%	4,253	Assessed	25,303	2,634.85
Year Frozen		Improvements	191,368	191,368		21,050	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	230,028	230,028		25,303	Total Taxable	25,303	2,635.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109266	ETTER, NEAL & CAITLIN ETTER			80	224,000	0	24,640	2,566.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1762		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,676.00 x 5.89 = 45,241		
Factor Value			
Adjustments	0.8545		
Lot Value	38,660		



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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	1,469 / 1,469
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,469
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	369 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	100.25	Total Misc Impr	+ 1,979
Roofing Adj	+ 4.54	Garage Cost	+ 13,797
Subfloor Adj	+ -1.17	Total RCN	= 195,273
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,905
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,368
Adj Base Cost	= 122.19	Lot Value	+ 38,660
Total Area	x 1,469	Indicated Value	= 230,028
Adjusted Cost	= 179,497	Value Per SqFt	156.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,368		
Lot Value	38,660		
Indicated Value	230,028	156.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,028	156.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162460	11x6		66	19.00		1,254
PRCH	Porch	162461	6x5		30	24.17		725



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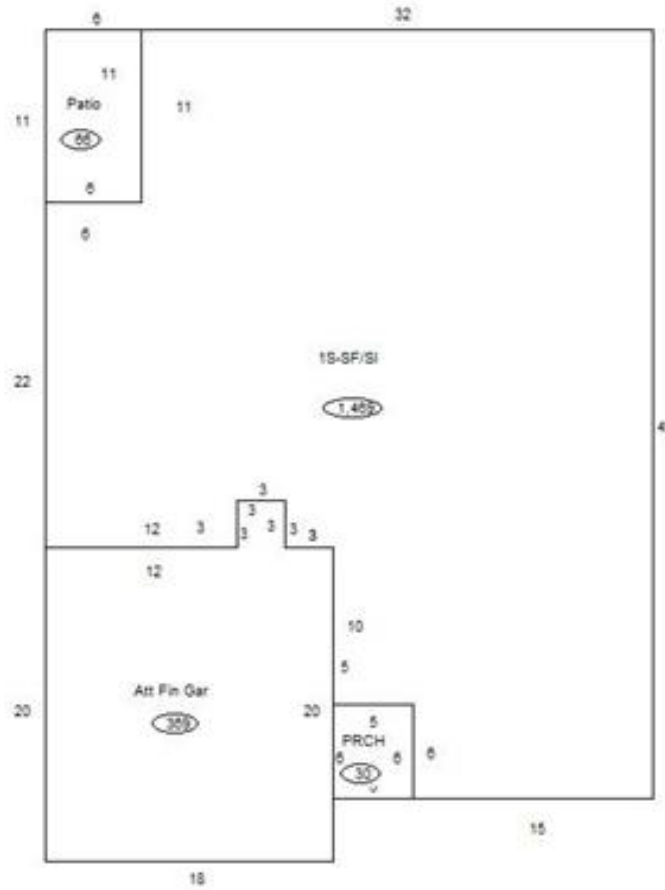
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Sketch Image

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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	1S-SF/SI	1,469	1.000	1,469
2	G	5		10	Att Fin Gar	369	1.000	369
3	M	PATC		10	Patio	66	1.000	66
4	M	PRCH		10	PRCH	30	1.000	30
Total Building Area						1,469		1,469