



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:24:52
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Assessment Data				Primary Image					
Account	660109291			No Image On File					
Parcel ID	000418-0007-014-0-000-00								
Cadastral ID	25-21-15-02780								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	338444								
MCGREW FAMILY REVOCABLE TRUST									
1304 W MISSOURI AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09938 E LARRY ST								
Subdivision	KING RIDGE V								
Lot/Block	0014 / 0007	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27325704 -95.65212208				Building Permits					
LOT 14 BLOCK 7 KING RIDGE V				Number	Description	Opened	Closed	Amount	
				R24 029	NEW SFR 1446 SQ FT	08/2024	01/2025	165,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	10/29/2024	240,000	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	55,420	55,420	11%	6,096	Assessed	27,059	2,817.70
Year Frozen		Improvements	190,571	190,571		20,963	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	245,991	245,991		27,059	Total Taxable	27,059	2,818.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109291	MCGREW FAMILY REVOCABLE TRUST			80	240,000	0	26,400	2,749.00



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1651	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,192.00 x 5.95 = 42,792	
Factor Value		
Adjustments	1.2951	
Lot Value	55,420	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 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	100.20	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 194,460
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,889
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,571
Adj Base Cost	= 122.25	Lot Value	+ 55,420
Total Area	x 1,446	Indicated Value	= 245,991
Adjusted Cost	= 176,774	Value Per SqFt	170.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,571		
Lot Value	55,420		
Indicated Value	245,991	170.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,991	170.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162876	14x6		84	19.00		1,596
PRCH	Porch	162878	6x5		30	24.17		725



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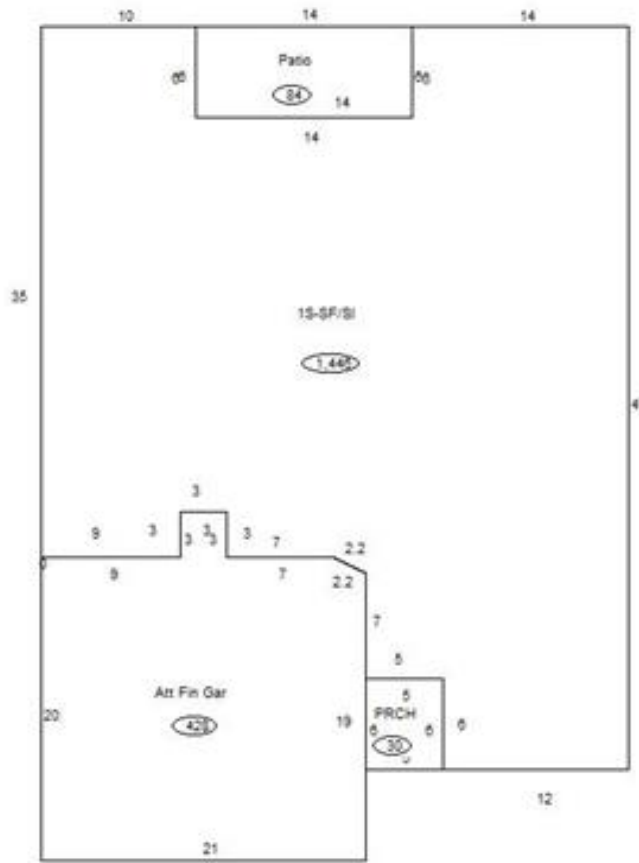
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Sketch Image

660109291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,446	1.000	1,446
2	M	PATC		10	Patio	84	1.000	84
3	G	5		10	Att Fin Gar	428	1.000	428
4	M	PRCH		10	PRCH	30	1.000	30
Total Building Area						1,446		1,446