




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																															
Account 660004875 Parcel ID 000000-00-0-00252-001-0005 Cadastral ID 06-20-16-04550 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 260465 MAGIERA, DENNIS M 25004 S OAK ST CLAREMORE OK 74019-0000 Parcel Location Situs 25004 E OAK ST Subdivision DIXIE ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021</p>																																																																																																															
Legal Description Lot/Long: 36.24911981 -95.64682306 LOT 5 BLOCK 1 DIXIE ESTATES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0898	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,471.00 x 1.53 = 72,656	
Factor Value		
Adjustments	1.0000	
Lot Value	72,656	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,518 / 1,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,518
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	225,578	148.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	201,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	119.44	Total Misc Impr	+	32,041			
Roofing Adj	+ 4.96	Garage Cost	+	21,392			
Subfloor Adj	+ -2.31	Total RCN	=	273,467			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	109,387			
Plumbing Adj	+ 10.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,080			
Adj Base Cost	= 144.95	Lot Value	+	72,656			
Total Area	x 1,518	Indicated Value	=	236,736			
Adjusted Cost	= 220,034	Value Per SqFt		155.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,080		
Lot Value	72,656		
Indicated Value	236,736	155.95	Per SqFt
Agland Value			
Site Improvements	35,408		
Total Value	272,144	179.28	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	5,615.40		5,615
EPSW	Enclosed Porch - Solid Wall	12275		370	370	67.76		25,071
PATO	Patio - Open	12277		20x6	120	11.29		1,355



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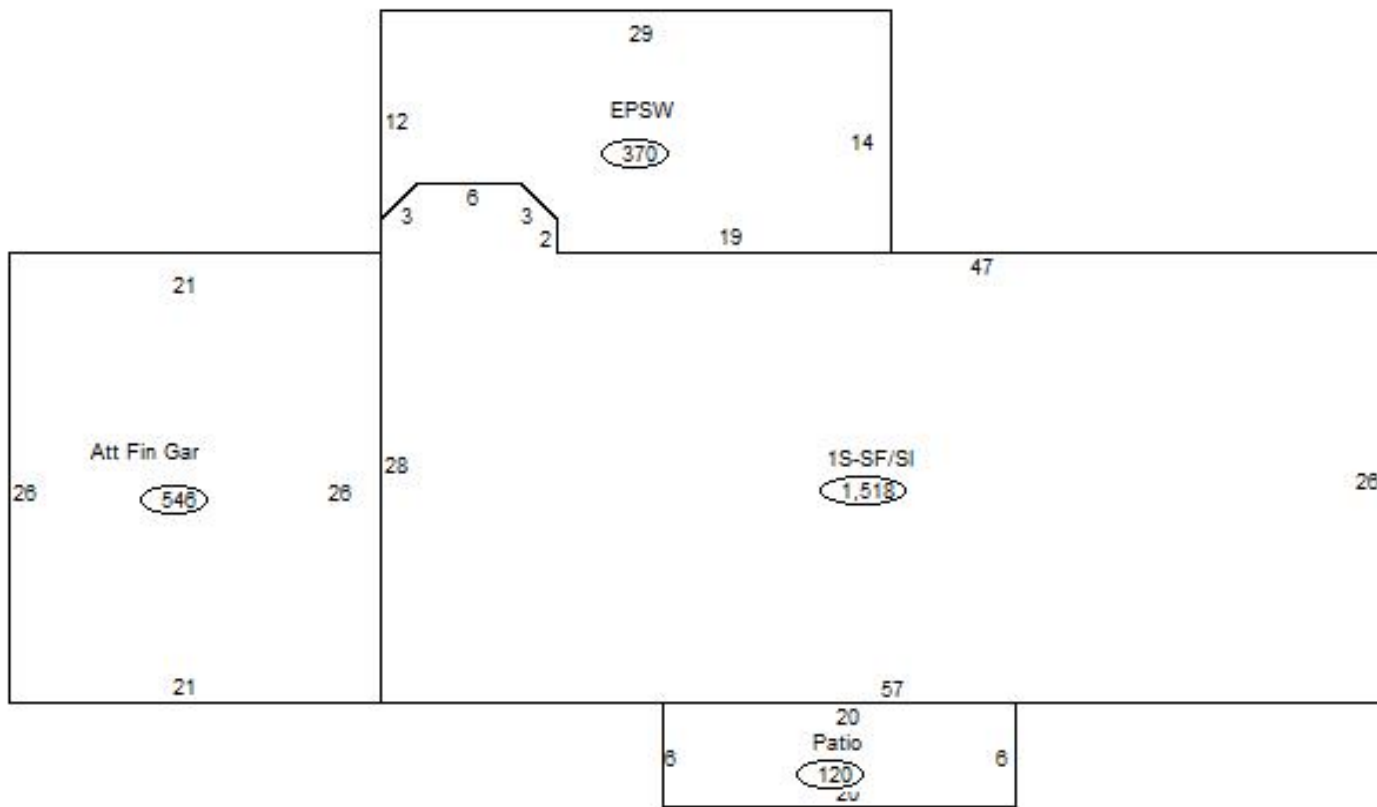
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	546	1.000	546
2	M	EPSW		13	EPSW	370	1.000	370
3	R	1	Slab	13	1S-SF/Sl	1,518	1.000	1,518
4	M	PATO		13	Patio	120	1.000	120
Total Building Area						1,518		1,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 4.5	Year 1990	Eff Age 19		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (32.42 x 1,200) 38,904		38,904	17,896	21,008



DTGF	DETACHED GARAGE FAIR	0x0x0			1,200
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (16.00 x 1,200) 19,200		19,200	4,800	14,400