




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 660004878 Parcel ID 000000-00-0-00252-001-0008 Cadastral ID 06-20-16-04580 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 344730 RIGDON, STAN & JENNIFER 10297 E 1ST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10297 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0008 / 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: 36.24855324 -95.64838549 LOT 8 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 1.0407 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,333.00 x 1.59 = 72,229 Factor Value Adjustments 1.5702 Lot Value 113,411		<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Plywood or Hardt
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

Cost Approach				Manual : 01/2025			
Base Cost	98.63	Total Misc Impr	+ 4,602				
Roofing Adj	+ 4.02	Garage Cost	+ 0				
Subfloor Adj	+ -1.06	Total RCN	= 251,247				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 123,111				
Plumbing Adj	+ 4.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 128,136				
Adj Base Cost	= 117.45	Lot Value	+ 113,411				
Total Area	x 2,100	Indicated Value	= 241,547				
Adjusted Cost	= 246,645	Value Per SqFt	115.02				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,449	71.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	39,940		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,136		
Lot Value	113,411		
Indicated Value	241,547	115.02	Per SqFt
Agland Value			
Site Improvements	1,183		
Total Value	242,730	115.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12289	12x8		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	12290	24x4		96	23.97		2,301



Rogers

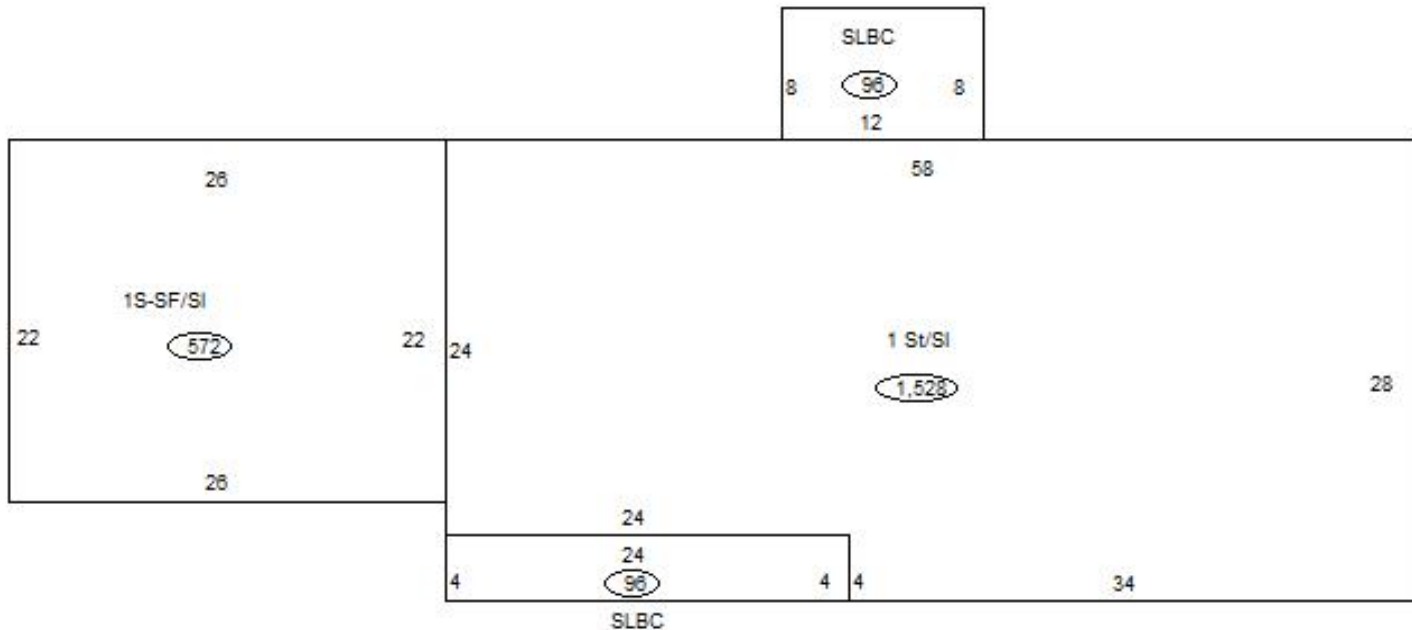
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,528	1.000	1,528
2	R	1	Slab	13	1S-SF/SI	572	1.000	572
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60
	Qual	3.5	Cond 4	Year 2010	Eff Age 10	

Valuation Summary	Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (33.99 x 60)	2,039		2,039	856
				1,183