




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																														
<b>Account</b> 660004879 <b>Parcel ID</b> 000000-00-0-00252-001-0009 <b>Cadastral ID</b> 06-20-16-04590 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 325843 CHURCHILL, STEVEN & GENIE  10265 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10265 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS	 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021</p>																														
<b>Legal Description</b> Lot/Long: 36.24856348 -95.64918284 LOT 9 BLOCK 1 DIXIE ESTATES	<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																									
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Code	Type	Active	Maximum	Exemption																											
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2686/248	WATKINS, VERNON W	01/04/2018	0	10																											

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2019	Land Value	72,163	30,621	11%	3,368	Assessed	13,730	1,429.73
Year Frozen	2007	Improvements	112,209	94,196		10,362	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	184,372	124,817		13,730	Total Taxable	12,730	1,343.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004879	CHURCHILL, STEVEN & GENIE	80	163,616	1000	12,330	1,301.00	
2024	2024-660004879	CHURCHILL, STEVEN & GENIE	80	163,165	1000	11,942	1,155.00	
2023	2023-660004879	CHURCHILL, STEVEN & GENIE	80	114,227	1000	11,565	1,102.00	
2022	2022-660004879	CHURCHILL, STEVEN & GENIE	80	114,225	1000	11,565	1,121.00	
2021	2021-660004879	CHURCHILL, STEVEN & GENIE	80	114,093	1000	11,550	1,091.00	
2020	2020-660004879	CHURCHILL, STEVEN & GENIE	80	114,766	1000	11,417	1,081.00	
2019	2019-660004879	CHURCHILL, STEVEN & GENIE	80	109,595	0	12,055	1,148.00	
2018	2018-660004879	FEDERAL NATIONAL MORTGAGE ASSOC	80	113,805	1000	5,711	554.00	
2017	2017-660004879	WATKINS, VERNON W	80	112,948	1000	5,712	556.00	
2016	2016-660004879	WATKINS, VERNON W	80	110,356	1000	5,711	557.00	
2015	2015-660004879	WATKINS, VERNON W	80	107,546	1000	5,711	562.00	
2014	2014-660004879	WATKINS, VERNON W	80	110,398	1000	5,712	532.00	
2013	2013-660004879	WATKINS, VERNON W	80	101,749	1000	5,711	551.00	



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0331	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,004.00 x 1.60 = 72,163	
Factor Value		
Adjustments	1.0000	
Lot Value	72,163	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,255 / 1,255
Style	100% One Story
HVAC	80% Warmed & Cooled Air 20% Individual Heat Pt
Roof Cover	1 Composition Shingle
Area on Slab	1,255
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	567 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	131,703	104.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	103,780		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,209		
Lot Value	72,163		
Indicated Value	184,372	146.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	184,372	146.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+	22,810			
Roofing Adj	+ 4.04	Garage Cost	+	16,120			
Subfloor Adj	+ 0.00	Total RCN	=	200,373			
Heat/Cool Adj	+ 15.97	Depreciation ( 44%)	-	88,164			
Plumbing Adj	+ 6.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,209			
Adj Base Cost	= 128.64	Lot Value	+	72,163			
Total Area	x 1,255	Indicated Value	=	184,372			
Adjusted Cost	= 161,443	Value Per SqFt		146.91			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
EPSW	Enclosed Porch - Solid Wall	12293	21x14		294	53.56		15,747
PRCH	Porch	12294	16x4		64	21.09		1,350
PATO	Patio - Open	184333	16x7		112	10.14		1,136

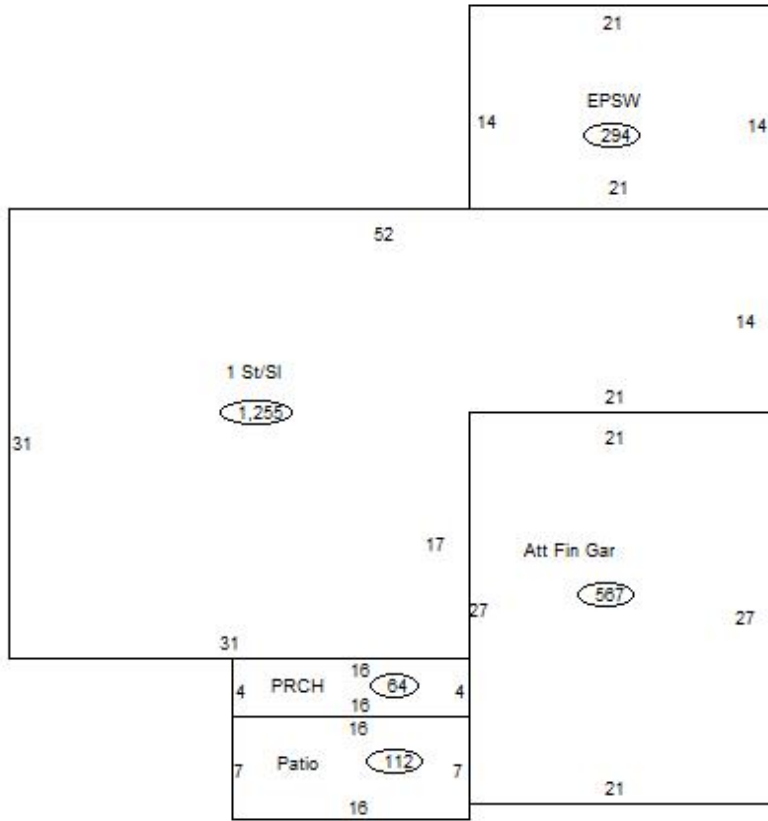


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Sketch Image

660004879



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,255	1.000	1,255
2	G	5		13	Att Fin Gar	567	1.000	567
3	M	EPSW		13	EPSW	294	1.000	294
4	M	PRCH		13	PRCH	64	1.000	64
5	M	PATO		13	Patio	112	1.000	112
<b>Total Building Area</b>						1,255		1,255