




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:55:23
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Assessment Data					Primary Image																																																																																																																				
Account 660004880 Parcel ID 000000-00-0-00252-001-0010 Cadastral ID 06-20-16-04600 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 177544 BECK, DONALD W TRUSTEE 10205 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10205 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0010 / 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>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1231	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,923.00 x 1.49 = 72,947	
Factor Value		
Adjustments	1.0000	
Lot Value	72,947	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - 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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 37

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	
Adusted R	0.8445		
Indicated Value	169,024	118.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	179,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.90	Total Misc Impr	+	13,493			
Roofing Adj	+ 4.48	Garage Cost	+	16,207			
Subfloor Adj	+ -1.20	Total RCN	=	216,298			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	99,497			
Plumbing Adj	+ 6.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,801			
Adj Base Cost	= 131.13	Lot Value	+	72,947			
Total Area	x 1,423	Indicated Value	=	189,748			
Adjusted Cost	= 186,598	Value Per SqFt		133.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,801		
Lot Value	72,947		
Indicated Value	189,748	133.34	Per SqFt
Agland Value			
Site Improvements	21,001		
Total Value	210,749	148.10	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12297		116	116	23.89		2,771
PRCH	SLAB PORCH - COVERED	12298	20x12		240	23.44		5,626



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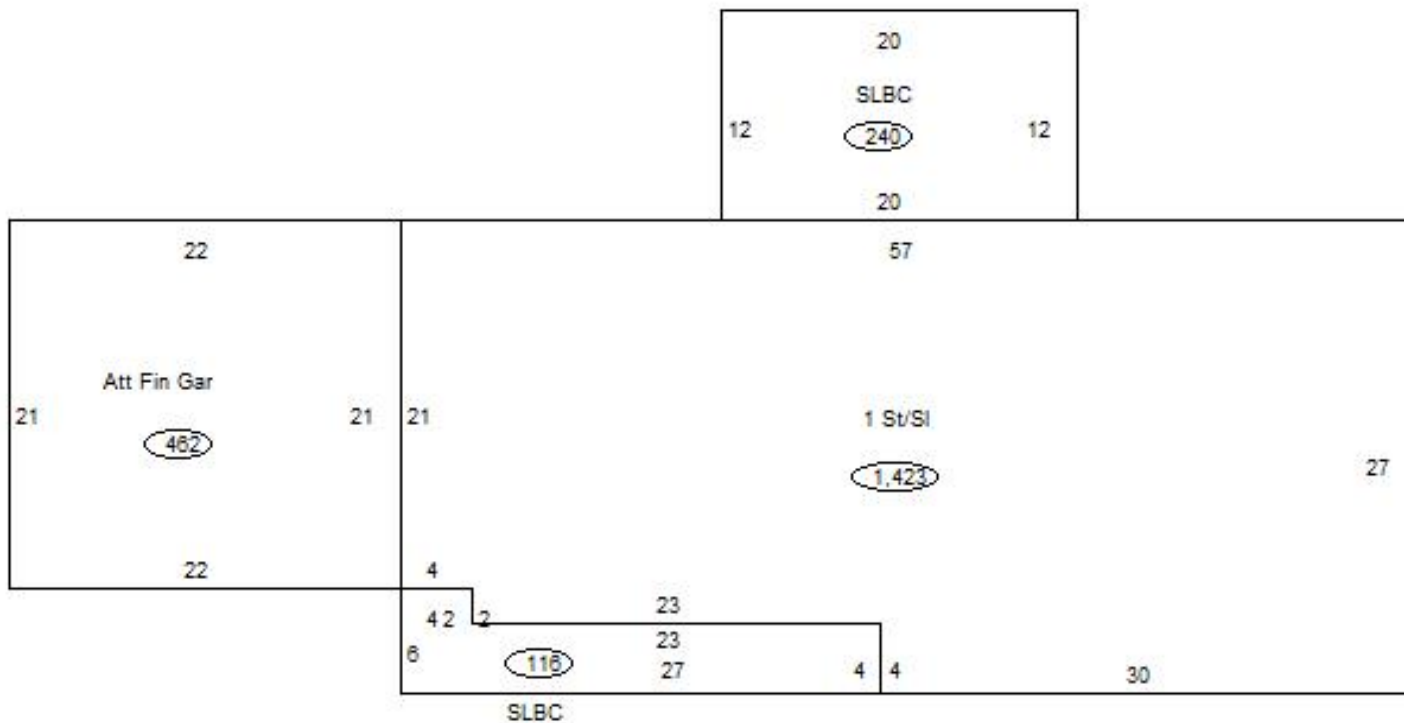
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Sketch Image

660004880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,423	1.000	1,423
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,423		1,423



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x46x6	Concrete	Formed Metal	1,380
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (29.84 x 1,380)	41,179	41,179	20,178	21,001