



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 17:36:34
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Assessment Data					Primary Image																																																																																																																				
Account 660004884 Parcel ID 000000-00-0-00252-002-0004 Cadastral ID 06-20-16-04640 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 337715 WILKINSON, NATALIE M & JACOB 10556 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10556 E 530 RD Subdivision DIXIE ESTATES Lot/Block 0004 / 0002 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\2021-9-27\IMG 9/27/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24911267 -95.64354183 LOT 4 BLOCK 2 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 1.0747 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,815.00 x 1.55 = 72,525 Factor Value Adjustments 1.0000 Lot Value 72,525		

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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Plywood or Ha
Base/Total Area	1,801 / 1,801
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,801
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	198,740	110.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	219,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.74	Total Misc Impr	+	14,297			
Roofing Adj	+ 4.80	Garage Cost	+	19,457			
Subfloor Adj	+ -2.31	Total RCN	=	265,201			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	106,080			
Plumbing Adj	+ 5.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,121			
Adj Base Cost	= 128.51	Lot Value	+	72,525			
Total Area	x 1,801	Indicated Value	=	231,646			
Adjusted Cost	= 231,447	Value Per SqFt		128.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,121		
Lot Value	72,525		
Indicated Value	231,646	128.62	Per SqFt
Agland Value			
Site Improvements	3,465		
Total Value	235,111	130.54	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
PRCH	SLAB PORCH - COVERED	12312		90	90	26.65		2,399
PRCH	SLAB PORCH - COVERED	12313	20x12		240	26.18		6,283



Rogers

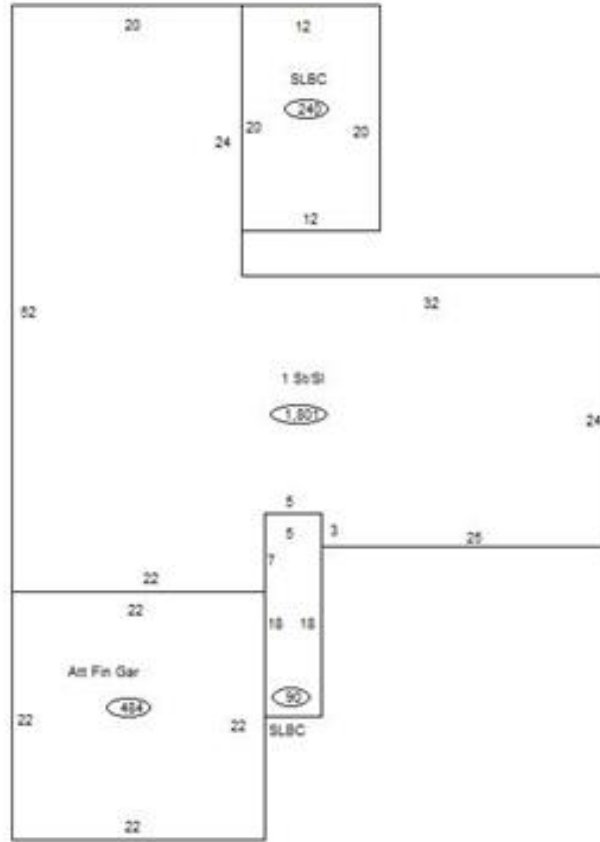
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Sketch Image

660004884



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,801	1.000	1,801
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,801		1,801



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (22.28 x 288)	6,417		6,417	2,952	3,465