




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:31:46
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Assessment Data					Primary Image																																																																																																																			
Account 660004885 Parcel ID 000000-00-0-00252-002-0005 Cadastral ID 06-20-16-04650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 268932 MCFARLAND, SUSAN E REVOCABLE LIVING TRUST 10622 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10622 E 530 RD Subdivision DIXIE ESTATES Lot/Block 0005 / 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: 36.24911791 -95.64277968 LOT 5 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	1.0462	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,574.00 x 1.59 = 72,277	
Factor Value		
Adjustments	1.0000	
Lot Value	72,277	

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,571 / 1,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,571
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	105,026	66.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	179,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.46	Total Misc Impr	+	14,628			
Roofing Adj	+ 3.62	Garage Cost	+	13,581			
Subfloor Adj	+ 0.00	Total RCN	=	187,524			
Heat/Cool Adj	+ 9.48	Depreciation (51%)	-	95,637			
Plumbing Adj	+ 4.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,887			
Adj Base Cost	= 101.41	Lot Value	+	72,277			
Total Area	x 1,571	Indicated Value	=	164,164			
Adjusted Cost	= 159,315	Value Per SqFt		104.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,887		
Lot Value	72,277		
Indicated Value	164,164	104.50	Per SqFt
Agland Value			
Site Improvements	1,816		
Total Value	165,980	105.65	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	4,211.55		4,212
PRCH	SLAB PORCH - COVERED	12316	21x5		105	18.14		1,905
PRCH	SLAB PORCH - COVERED	12317	24x18		432	17.43		7,530
PATO	SLAB PORCH - OPEN	12318	18x6		108	9.08		981



Rogers

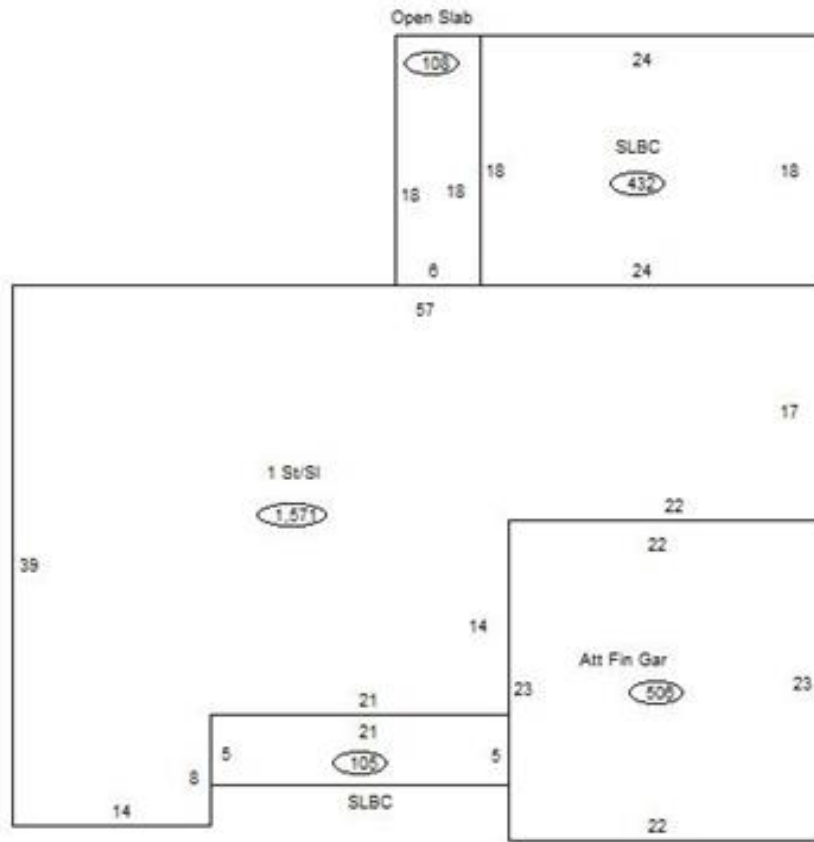
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Sketch Image

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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	1,571	1.000	1,571
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	432	1.000	432
5	M	PATO		13	Open Slab	108	1.000	108
Total Building Area						1,571		1,571



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x6x5	Plank	Composition Shingle	60
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (32.76 x 60)	1,966		1,966	1,160

	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (30.79 x 80)	2,463		2,463	1,453

						1,010
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