



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004887 Parcel ID 000000-00-0-00252-002-0007 Cadastral ID 06-20-16-04670 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 177654 BROCK, DONNA JO 10647 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10647 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0007 / 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: 36.24856414 -95.64203283 LOT 7 BLOCK 2 DIXIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0939		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,650.00 x 1.53 = 72,692		
Factor Value			
Adjustments	1.0000		
Lot Value	72,692		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,521 / 1,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,521
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 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	175,741	115.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	40,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.99	Total Misc Impr	+ 12,301				
Roofing Adj	+ 4.85	Garage Cost	+ 18,168				
Subfloor Adj	+ -2.31	Total RCN	= 232,534				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 109,291				
Plumbing Adj	+ 6.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,243				
Adj Base Cost	= 132.85	Lot Value	+ 72,692				
Total Area	x 1,521	Indicated Value	= 195,935				
Adjusted Cost	= 202,065	Value Per SqFt	128.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,243		
Lot Value	72,692		
Indicated Value	195,935	128.82	Per SqFt
Agland Value			
Site Improvements	5,011		
Total Value	200,946	132.11	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	12325	20x12		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	12326	5x3		15	26.88		403



Rogers

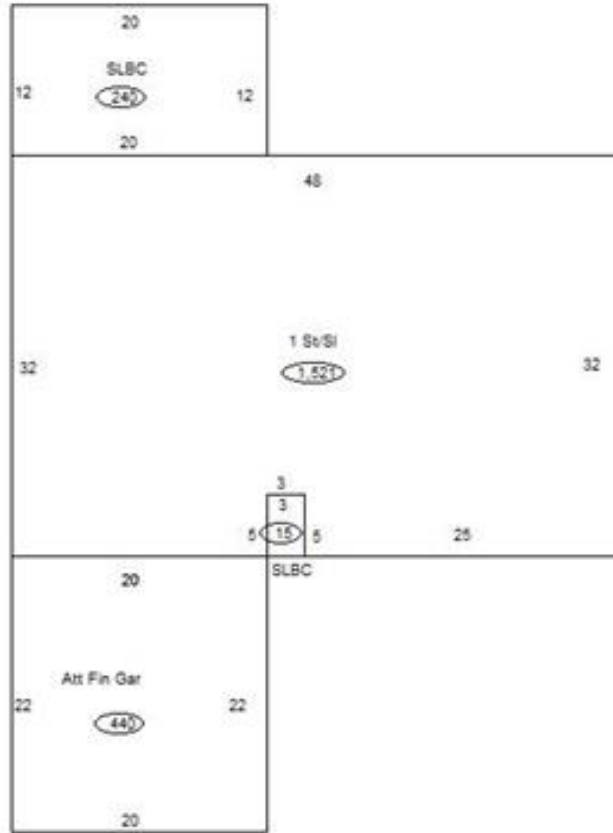
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Sketch Image

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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	1,521	1.000	1,521
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	15	1.000	15
Total Building Area						1,521		1,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	28x22x8	Plank	Composition Shingle	616
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (19.84 x 616)	12,221	12,221	7,210	5,011