



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:09:11
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Assessment Data	Primary Image
Account 660004888 Parcel ID 000000-00-0-00252-002-0008 Cadastral ID 06-20-16-04680 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 177664 HAIR, WALTER R	

10603 E FIRST ST
 CLAREMORE OK 74019-0000

Parcel Location

Situs 10603 E FIRST ST
Subdivision DIXIE ESTATES
Lot/Block 0008 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 6 / 20 / 16 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

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

Legal Description	Lat/Long: 36.24854745 -95.64276488	Building Permits										
LOT 8 BLOCK 2 DIXIE ESTATES		<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					
Number	Description	Opened	Closed	Amount								

Exemptions	Code	Type	Active	Maximum	Exemption
	H	Homestead	Yes	1,000	1,000

Sale History	Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation	Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	0	Land Value	72,840	34,939	11%	3,843	Assessed	9,243	962.49
Year Frozen	2018	Improvements	102,342	49,089		5,400	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	175,182	84,028		9,243	Total Taxable	8,243	875.00

Assessment History	Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
	2025	2025-660004888	HAIR, WALTER R	80	156,173	1000	8,243	875.00
	2024	2024-660004888	HAIR, WALTER R	80	148,144	1000	8,243	800.00
	2023	2023-660004888	HAIR, WALTER R	80	100,151	1000	8,243	788.00
	2022	2022-660004888	HAIR, WALTER R	80	100,148	1000	8,243	802.00
	2021	2021-660004888	HAIR, WALTER R	80	101,939	1000	8,243	782.00
	2020	2020-660004888	HAIR, WALTER R	80	102,746	1000	8,243	783.00
	2019	2019-660004888	HAIR, WALTER R	80	98,265	1000	8,244	795.00
	2018	2018-660004888	HAIR, WALTER R	80	102,293	1000	8,244	796.00
	2017	2017-660004888	HAIR, WALTER R	80	101,543	1000	7,974	772.00
	2016	2016-660004888	HAIR, WALTER R	80	99,269	1000	7,713	750.00
	2015	2015-660004888	HAIR, WALTER R	80	96,591	1000	7,459	730.00
	2014	2014-660004888	HAIR, WALTER R	80	99,277	1000	7,212	670.00
	2013	2013-660004888	HAIR, WALTER R	80	91,258	1000	6,973	670.00



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1109		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	48,390.00 x 1.51 = 72,840		
Factor Value			
Adjustments	1.0000		
Lot Value	72,840		



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,278 / 1,278
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,278
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 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	126,095	98.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	106,210 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.66	Total Misc Impr	+	4,577	
Roofing Adj	+ 4.03	Garage Cost	+	13,772	
Subfloor Adj	+ 0.00	Total RCN	=	171,032	
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	75,254	
Plumbing Adj	+ 6.48	Lump Sums	+	3,917	
Basement Adj	+ 0.00	RCNLD	=	99,695	
Adj Base Cost	= 119.47	Lot Value	+	72,840	
Total Area	x 1,278	Indicated Value	=	172,535	
Adjusted Cost	= 152,683	Value Per SqFt		135.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,695		
Lot Value	72,840		
Indicated Value	172,535	135.00	Per SqFt
Agland Value			
Site Improvements	2,647		
Total Value	175,182	137.08	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	4,576.55		4,577
WODO	Wood Deck - Open	152195	25x10		250	17.41	10%	3,917



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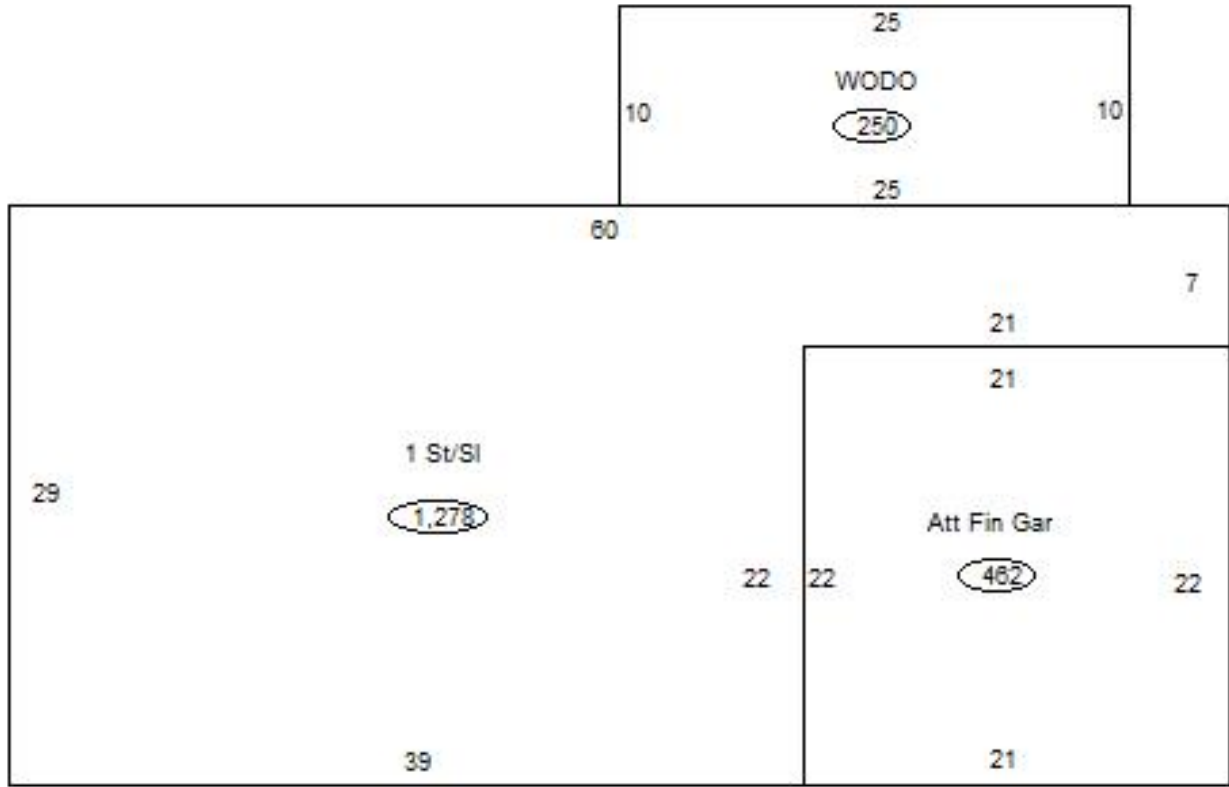
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Sketch Image

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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	1,278	1.000	1,278
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	WODO		13	WODO	250	1.000	250
Total Building Area						1,278		1,278



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (24.51 x 200)	4,902		4,902	2,255
				2,647