




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:11:33  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004889 <b>Parcel ID</b> 000000-00-0-00252-002-0009 <b>Cadastral ID</b> 06-20-16-04690 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 330267 GABRYEL, MARK J & REBECCA N  10555 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10555 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0009 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24856295 -95.64356972 LOT 9 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	1.0932	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,619.00 x 1.53 = 72,686	
Factor Value		
Adjustments	1.0000	
Lot Value	72,686	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,402 / 1,802
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,402
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\2021-9-27\IMG 9/27/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,030	96.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	175,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.78	Total Misc Impr	+	9,298			
Roofing Adj	+ 3.42	Garage Cost	+	16,207			
Subfloor Adj	+ -0.89	Total RCN	=	230,753			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	106,146			
Plumbing Adj	+ 5.12	Lump Sums	+	6,374			
Basement Adj	+ 0.00	RCNLD	=	130,981			
Adj Base Cost	= 113.90	Lot Value	+	72,686			
Total Area	x 1,802	Indicated Value	=	203,667			
Adjusted Cost	= 205,248	Value Per SqFt		113.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,981		
Lot Value	72,686		
Indicated Value	203,667	113.02	Per SqFt
Agland Value			
Site Improvements	2,757		
Total Value	206,424	114.55	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	12331	18x4		72	24.04		1,731
BALW	BALCONY - WOOD	12332	20x12		240	26.56		6,374
PATO	SLAB PORCH - OPEN	12333	24x12		288	8.58		2,471



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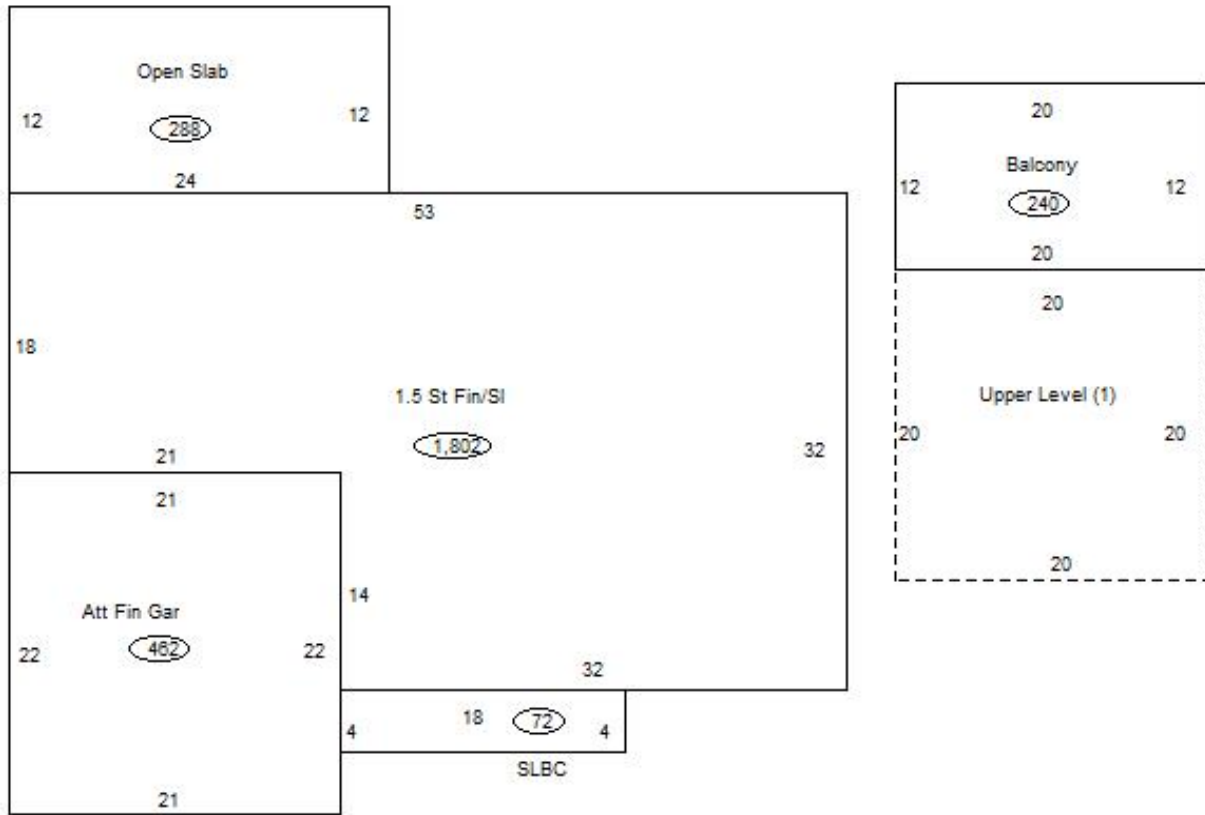
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,402	1.285	1,802
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	72	1.000	72
4	M	BALW		13	Balcony	240	1.000	240
5	M	PATO		13	Open Slab	288	1.000	288
6	U	^UL		13	Upper Level (1)	400	1.000	400
<b>Total Building Area</b>						<b>1,402</b>		<b>1,802</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	5x10x6	Plank	Composition Shingle	50
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (36.45 x 50)		1,823		1,823	1,076	747
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.51 x 200)		4,902		4,902	2,892	2,010
	CKCP	Chicken Coop	8x6x0			48
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ 100% Func)</b>		<b>RCNLD</b>
Base Cost (6.26 x 48)		300		300	300	