



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:09:13
Page 1

Assessment Data					Primary Image														
Account 660004891 Parcel ID 000000-00-0-00252-002-0011 Cadastral ID 06-20-16-04710 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 337725 PROCTER, NICKOLAS P 10463 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10463 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0011 / 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 Lat/Long: 36.24856254 -95.64510947																			
LOT 11 BLOCK 2 DIXIE ESTATES					Building Permits <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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	PROCTER, KIMBERLY A &	03/21/2022	245,000	4										
					2589/426	CARTER, JOHN D	10/18/2016	152,000	YES										
					868/379	MATTKE, PAUL WAYNE	12/02/1991	56,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2017		Land Value	72,457	33,000	11%	3,630	Assessed	21,439										
Year Frozen	0		Improvements	172,099	161,907		17,809	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	244,556	194,907		21,439	Total Taxable	21,439										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004891	PROCTER, NICKOLAS P			80	239,068	0	20,418	2,126.00										
2024	2024-660004891	PROCTER, NICKOLAS P			80	235,182	0	19,447	1,864.00										
2023	2023-660004891	PROCTER, NICKOLAS P			80	245,655	0	18,520	1,749.00										
2022	2022-660004891	PROCTER, NICKOLAS P			80	160,352	1000	16,639	1,610.00										
2021	2021-660004891	PROCTER, KIMBERLY A &			80	160,014	1000	16,602	1,564.00										
2020	2020-660004891	PROCTER, KIMBERLY A &			80	160,982	1000	16,352	1,544.00										
2019	2019-660004891	PROCTER, KIMBERLY A &			80	153,151	1000	15,847	1,520.00										
2018	2018-660004891	PROCTER, KIMBERLY A &			80	159,844	1000	16,553	1,588.00										
2017	2017-660004891	PROCTER, KIMBERLY A &			80	154,929	1000	16,042	1,543.00										
2016	2016-660004891	CARTER, JOHN D			80	128,004	1000	9,478	919.00										
2015	2015-660004891	CARTER, JOHN D			80	129,176	1000	9,173	896.00										
2014	2014-660004891	CARTER, JOHN D			80	133,420	1000	8,877	822.00										
2013	2013-660004891	CARTER, JOHN D & ELIZABETH S			80	141,636	1000	8,589	824.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:09:13
Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0669	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,475.00 x 1.56 = 72,457	
Factor Value		
Adjustments	1.0000	
Lot Value	72,457	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,252 / 2,252
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,252
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39

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	199,131	88.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.55	Total Misc Impr	+	10,012			
Roofing Adj	+ 4.58	Garage Cost	+				
Subfloor Adj	+ -2.19	Total RCN	=	296,219			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	136,261			
Plumbing Adj	+ 4.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,958			
Adj Base Cost	= 127.09	Lot Value	+	72,457			
Total Area	x 2,252	Indicated Value	=	232,415			
Adjusted Cost	= 286,207	Value Per SqFt		103.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,958		
Lot Value	72,457		
Indicated Value	232,415	103.20	Per SqFt
Agland Value			
Site Improvements	12,141		
Total Value	244,556	108.60	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	12340	12x5		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	12341	15x7		105	26.60		2,793



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

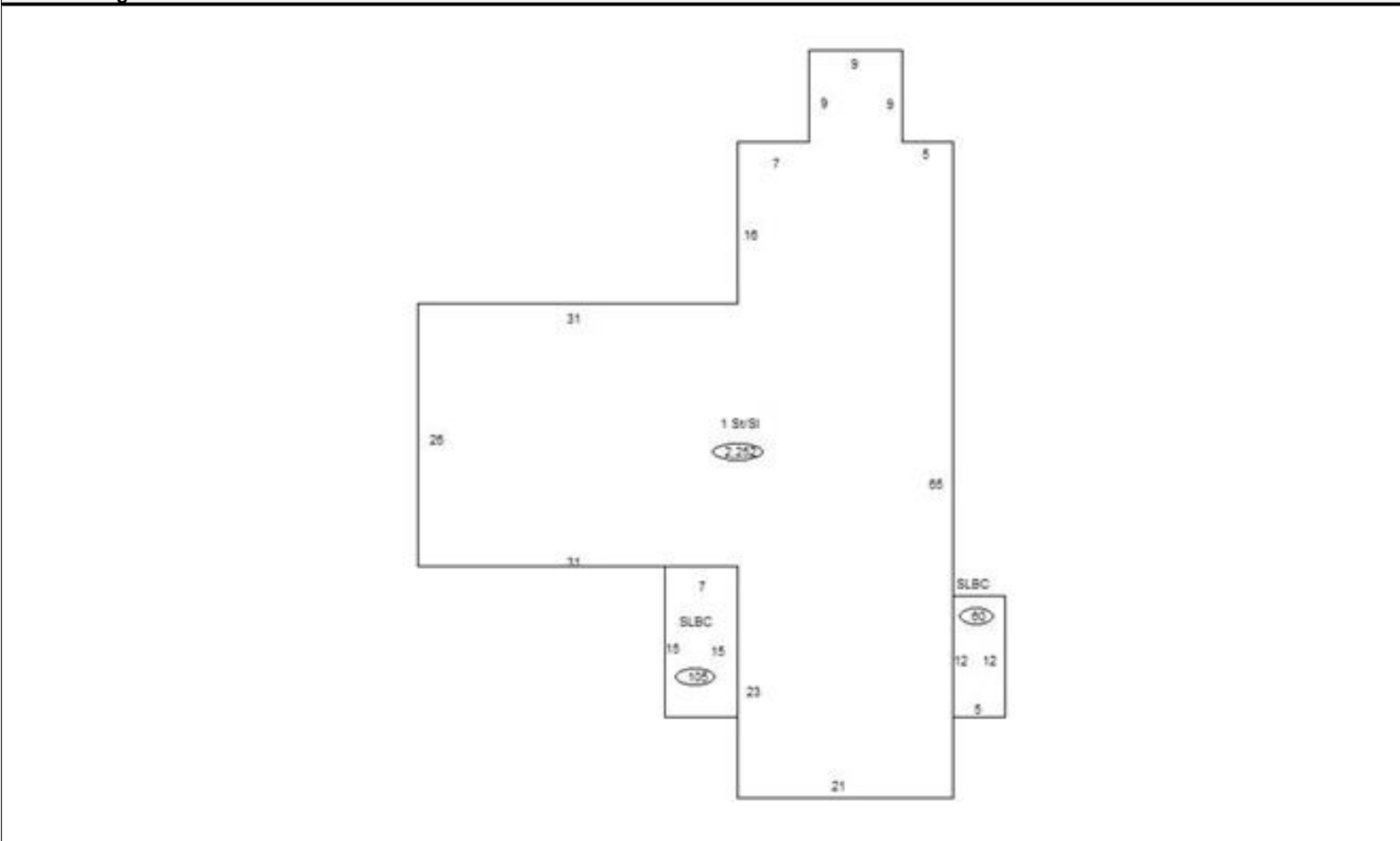
Date 04/17/2026

Time 16:09:13

Page 3

Sketch Image

660004891



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,252	1.000	2,252
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						2,252		2,252



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:09:13
 Page 4

660004891

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520		11,520	3,456	8,064
	LT	LEAN-TO	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)		1,402		1,402	421	981
	PATO	Slab Porch - Open (BY ABOVE GROUND POOL)	20x20x0			400	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (8.60 x 400)		3,440		3,440	344	3,096