




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:09:15  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004892 <b>Parcel ID</b> 000000-00-0-00252-002-0012 <b>Cadastral ID</b> 06-20-16-04720 <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> 342531 ROBERTS, JOY & JENNIFER ROBERTS  10443 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10443 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0012 / 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: 36.24856797 -95.64589858																																																																																																																									
<b>LOT 12 BLOCK 2 DIXIE ESTATES</b>					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0544	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,932.00 x 1.58 = 72,348	
Factor Value		
Adjustments	0.8293	
Lot Value	59,998	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,274 / 2,472
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 27



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	269,286	108.93	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	84.07	Total Misc Impr	+	9,506	
Roofing Adj	+ 2.66	Garage Cost	+	22,974	
Subfloor Adj	+ -1.25	Total RCN	=	294,561	
Heat/Cool Adj	+ 12.64	Depreciation ( 34%)	-	100,151	
Plumbing Adj	+ 7.90	Lump Sums	+	7,731	
Basement Adj	+ 0.00	RCNLD	=	202,141	
Adj Base Cost	= 106.02	Lot Value	+	59,998	
Total Area	x 2,472	Indicated Value	=	262,139	
Adjusted Cost	= 262,081	Value Per SqFt		106.04	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,141		
Lot Value	59,998		
Indicated Value	262,139	106.04	Per SqFt
Agland Value			
Site Improvements	1,062		
Total Value	263,201	106.47	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	12344	147		147	26.47		3,891
WODO	WOOD DECK - OPEN	12346	762		762	16.91	40%	7,731



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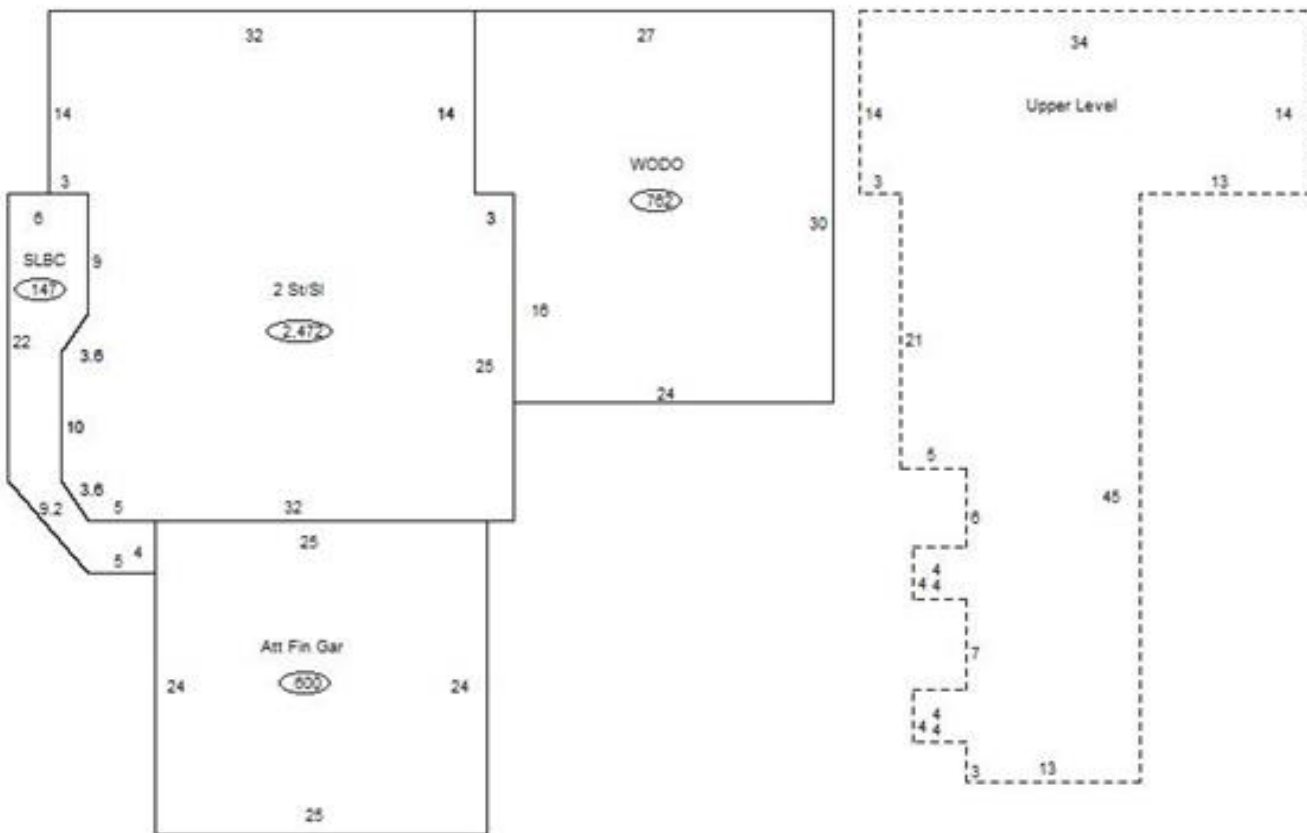
Date 04/17/2026

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### Sketch Image

660004892



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,274	1.940	2,472
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	147	1.000	147
4	U	^UL	Overhang	13	Upper Level	1,198	1.000	1,198
5	M	WODO		13	WODO	762	1.000	762
<b>Total Building Area</b>						1,274		2,472



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x6x6	Plank	Composition Shingle	60
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (32.76 x 60)	1,966		1,966	904
				1,062