



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:43:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004894 Parcel ID 000000-00-0-00252-003-0002 Cadastral ID 06-20-16-04740 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 331500 HERRIVEN, BRYCE EDWARD 10692 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10692 E 530 RD Subdivision DIXIE ESTATES Lot/Block 0002 / 0003 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>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0487 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,680.00 x 1.58 = 72,298 Factor Value Adjustments 1.0000 Lot Value 72,298		

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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1972 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,068	112.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	28,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.58	Total Misc Impr	+ 7,537				
Roofing Adj	+ 4.79	Garage Cost	+ 18,168				
Subfloor Adj	+ -2.42	Total RCN	= 224,246				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 51,577				
Plumbing Adj	+ 6.72	Lump Sums	+ 3,851				
Basement Adj	+ 0.00	RCNLD	= 176,520				
Adj Base Cost	= 131.31	Lot Value	+ 72,298				
Total Area	x 1,512	Indicated Value	= 248,818				
Adjusted Cost	= 198,541	Value Per SqFt	164.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,520		
Lot Value	72,298		
Indicated Value	248,818	164.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,818	164.56	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	12353	12x6		72	26.70		1,922
WODO	Wood Deck - Open	12354	16x10		160	24.07		3,851



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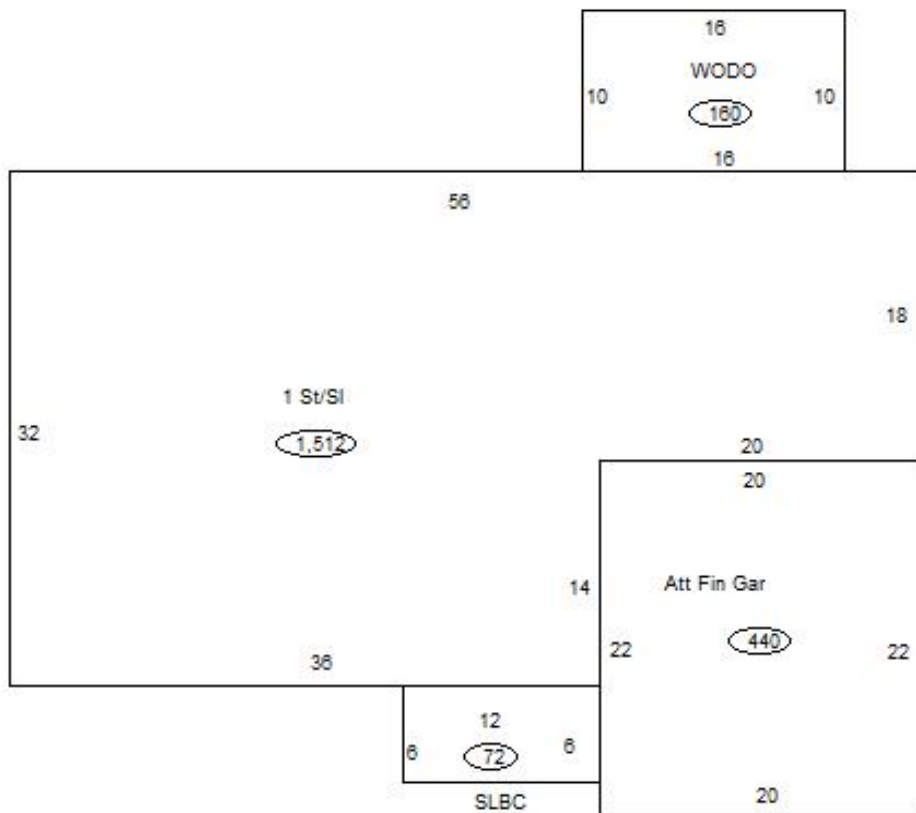
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Sketch Image

660004894



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,512	1.000	1,512
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	160	1.000	160
Total Building Area						1,512		1,512