



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004895 Parcel ID 000000-00-0-00252-003-0003 Cadastral ID 06-20-16-04750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 347914 GENERATION HOMES LLC & ROTH CAPITAL LLC & J&S WOOD INVESTMENTS LLC 4795 E 477TH PL CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 10754 E 530 RD Subdivision DIXIE ESTATES Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24911102 -95.63955806					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0967 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,772.00 x 1.52 = 72,716 Factor Value Adjustments 1.0000 Lot Value 72,716		

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,671 / 1,671
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,671
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	537 Attached Garage - Finished
Remodel	FULL -
Year/Eff Age	1980 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	181,309	108.50	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.81	Total Misc Impr	+	6,177	
Roofing Adj	+ 4.42	Garage Cost	+	18,188	
Subfloor Adj	+ -1.15	Total RCN	=	233,207	
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	51,306	
Plumbing Adj	+ 8.43	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	181,901	
Adj Base Cost	= 124.98	Lot Value	+	72,716	
Total Area	x 1,671	Indicated Value	=	254,617	
Adjusted Cost	= 208,842	Value Per SqFt		152.37	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,901		
Lot Value	72,716		
Indicated Value	254,617	152.37	Per SqFt
Agland Value			
Site Improvements	4,078		
Total Value	258,695	154.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12356	16x5		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	12357	20x9		180	23.64		4,255



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x16x8	Plank	Composition Shingle	320
	Qual 4	Cond 3.5	Year 2010	Eff Age 11		

Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (22.76 x 320)	7,283		7,283	3,205	4,078