



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660004896 Parcel ID 000000-00-0-00252-003-0004 Cadastral ID 06-20-16-04760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 180024 CHAPMAN, STEVEN W & DEBRA S 10767 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10767 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0004 / 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>																																																																																																																				
Legal Description Lot/Long: 36.24854047 -95.63951975 LOT 4 BLOCK 3 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	1.0726	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,723.00 x 1.55 = 72,507	
Factor Value		
Adjustments	1.0000	
Lot Value	72,507	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,477 / 1,477
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,477
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 35

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	156,382	105.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	224,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.33	Total Misc Impr	+	22,976			
Roofing Adj	+ 4.53	Garage Cost	+	16,646			
Subfloor Adj	+ -1.17	Total RCN	=	229,269			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	100,878			
Plumbing Adj	+ 6.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,391			
Adj Base Cost	= 128.40	Lot Value	+	72,507			
Total Area	x 1,477	Indicated Value	=	200,898			
Adjusted Cost	= 189,647	Value Per SqFt		136.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,391		
Lot Value	72,507		
Indicated Value	200,898	136.02	Per SqFt
Agland Value			
Site Improvements	1,669		
Total Value	202,567	137.15	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	12360		120	120	23.88		2,866
EPSW	ENCLOSED PORCH - SOLID WALL	12361		18x9	162	62.34		10,099
CPAT	Carport - Attached	184560		24x20	480	10.24		4,915



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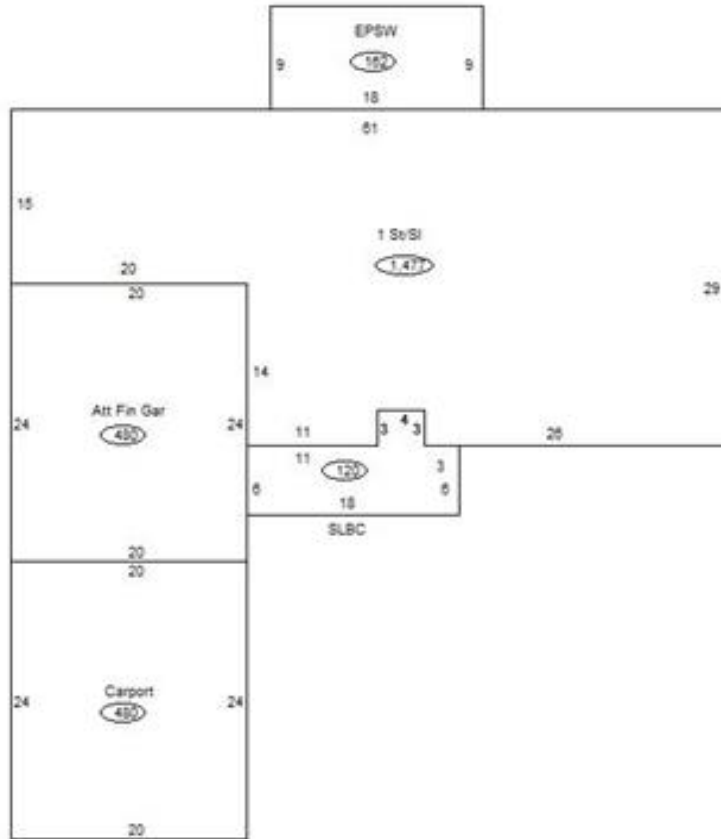
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,477	1.000	1,477
2	M	PRCH		13	SLBC	120	1.000	120
3	M	EPSW		13	EPSW	162	1.000	162
4	G	5		13	Att Fin Gar	480	1.000	480
5	M	CPAT		13	Carport	480	1.000	480
Total Building Area						1,477		1,477



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160		
	Qual	3	Cond	3	Year	2000	Eff Age	20

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (25.44 x 160)	4,070		4,070	2,401	1,669