




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:09:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004898 <b>Parcel ID</b> 000000-00-0-00252-004-0001 <b>Cadastral ID</b> 06-20-16-04785 <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> 283127 BARNES, MARY J  10686 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10686 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0001 / 0004 <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: 36.24789277 -95.64105145 LOT 1 BLOCK 4 DIXIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0774		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,933.00 x 1.55 = 72,549		
Factor Value			
Adjustments	1.0000		
Lot Value	72,549		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,812	110.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	82,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.88	Total Misc Impr	+ 13,779				
Roofing Adj	+ 4.93	Garage Cost	+ 18,168				
Subfloor Adj	+ -2.31	Total RCN	= 243,031				
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	- 119,085				
Plumbing Adj	+ 6.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,946				
Adj Base Cost	= 134.62	Lot Value	+ 72,549				
Total Area	x 1,568	Indicated Value	= 196,495				
Adjusted Cost	= 211,084	Value Per SqFt	125.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,946		
Lot Value	72,549		
Indicated Value	196,495	125.32	Per SqFt
Agland Value			
Site Improvements	2,215		
Total Value	198,710	126.73	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	12368	17x7		119	26.55		3,159
PATO	SLAB PORCH - OPEN	12369	582		582	8.60		5,005



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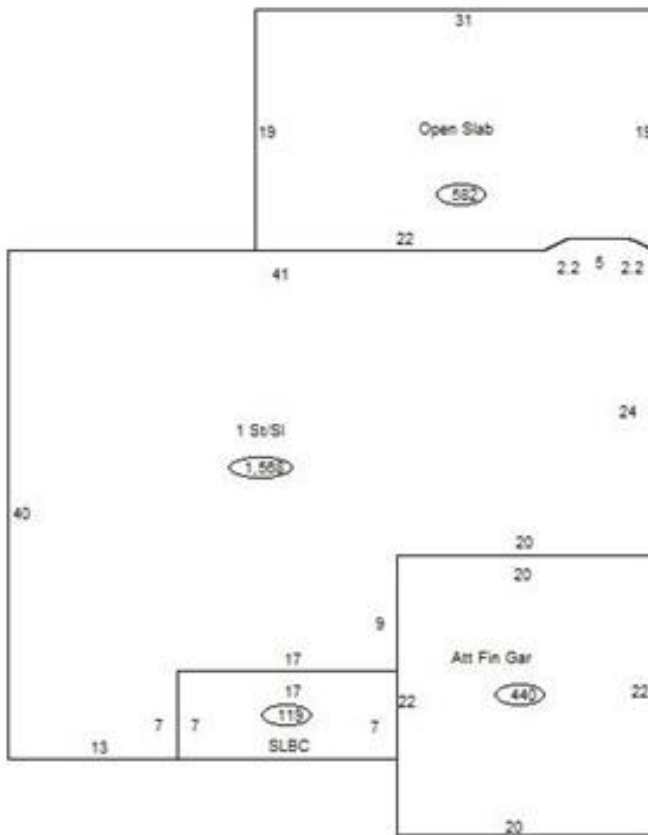
Date 04/17/2026

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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/SI	1,568	1.000	1,568
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PATO		13	Open Slab	582	1.000	582
<b>Total Building Area</b>						<b>1,568</b>		<b>1,568</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Dirt	Formed Metal	144
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (19.97 x 144)	2,876		2,876	661
				2,215