




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:14:10
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004899 Parcel ID 000000-00-0-00252-004-0002 Cadastral ID 06-20-16-04790 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 349086 MAINSTAY INVESTMENTS LLC 10722 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10722 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0002 / 0004 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: 36.24789657 -95.64028018																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0297	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,853.00 x 1.61 = 72,133	
Factor Value		
Adjustments	1.0000	
Lot Value	72,133	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 47

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	157,553	100.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	210,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.49	Total Misc Impr	+	12,706			
Roofing Adj	+ 4.37	Garage Cost	+	16,207			
Subfloor Adj	+ -1.15	Total RCN	=	222,974			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	120,406			
Plumbing Adj	+ 5.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,568			
Adj Base Cost	= 124.08	Lot Value	+	72,133			
Total Area	x 1,564	Indicated Value	=	174,701			
Adjusted Cost	= 194,061	Value Per SqFt		111.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,568		
Lot Value	72,133		
Indicated Value	174,701	111.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	174,701	111.70	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	12371	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	12373	16x14		224	23.49		5,262



Rogers

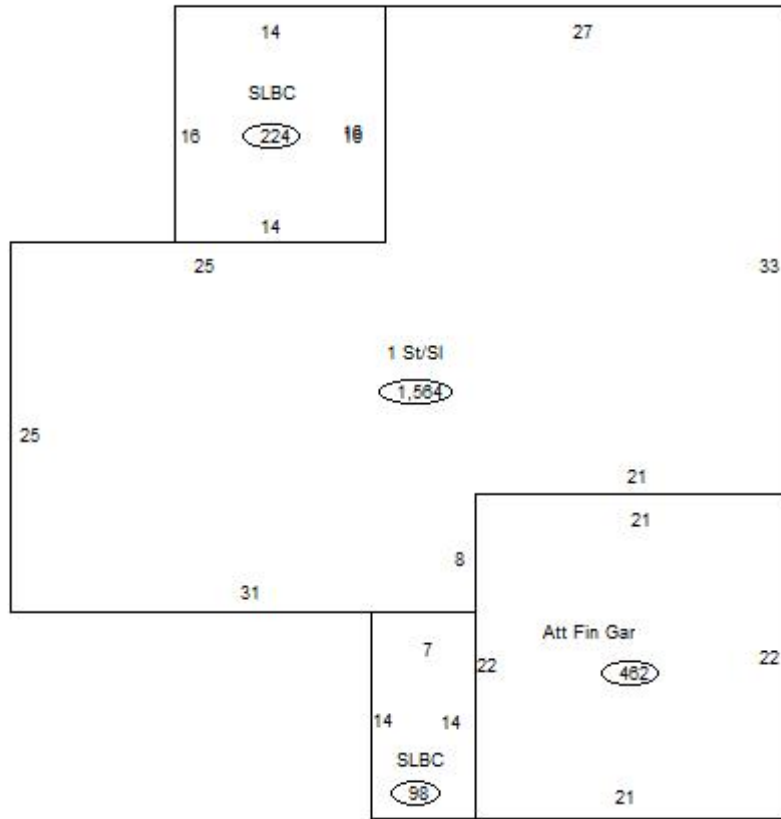
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Sketch Image

660004899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	462	1.000	462
2	M	PRCH		13	SLBC	98	1.000	98
3	R	1	Slab	13	1 St/SI	1,564	1.000	1,564
4	M	PRCH		13	SLBC	224	1.000	224
Total Building Area						1,564		1,564