



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 660004900 Parcel ID 000000-00-0-00252-004-0003 Cadastral ID 06-20-16-04800 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 180114 MADDOX, RETHA P	

10786 E FIRST ST
CLAREMORE OK 74019-0000

Parcel Location

Situs 10786 E FIRST ST
Subdivision DIXIE ESTATES
Lot/Block 0003 / 0004 **Parcel Size** 1 - Lots
Sec/Twn/Rng 6 / 20 / 16 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

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

Legal Description	Lat/Long: 36.24789804 -95.63950747	Building Permits										
LOT 3 BLOCK 4 DIXIE ESTATES		<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount								

Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	0	Land Value	72,505	23,469	11%	2,582	Assessed	16,119
Year Frozen	0	Improvements	158,356	123,066		13,537	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000
TIF Project ID	0	Total Value	230,861	146,535		16,119	Total Taxable	15,119

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004900	MADDOX, RETHA P	80	212,799	1000	14,649	1,542.00
2024	2024-660004900	MADDOX, RETHA P	80	203,836	1000	14,193	1,371.00
2023	2023-660004900	MADDOX, RETHA P	80	151,638	1000	13,751	1,308.00
2022	2022-660004900	MADDOX, RETHA P	80	151,638	1000	13,321	1,291.00
2021	2021-660004900	MADDOX, RETHA P	80	161,611	1000	12,905	1,218.00
2020	2020-660004900	MADDOX, RETHA P	80	160,827	1000	12,499	1,182.00
2019	2019-660004900	MADDOX, RETHA P	80	152,974	1000	12,106	1,163.00
2018	2018-660004900	MADDOX, RETHA P	80	159,517	1000	11,725	1,128.00
2017	2017-660004900	MADDOX, RETHA P	80	158,064	1000	11,354	1,095.00
2016	2016-660004900	MADDOX, RETHA P	80	154,230	1000	10,995	1,064.00
2015	2015-660004900	MADDOX, RETHA P	80	149,544	1000	10,645	1,038.00
2014	2014-660004900	MADDOX, RETHA P	80	152,333	1000	10,306	952.00
2013	2013-660004900	MADDOX, RETHA P	80	143,388	1000	9,977	955.00



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0724		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,715.00 x 1.55 = 72,505		
Factor Value			
Adjustments	1.0000		
Lot Value	72,505		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,938 / 1,938
Style	100% One Story
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,938
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,969	88.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	124,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.70	Total Misc Impr	+	23,209			
Roofing Adj	+ 4.62	Garage Cost	+				
Subfloor Adj	+ -2.43	Total RCN	=	266,951			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	117,458			
Plumbing Adj	+ 5.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,493			
Adj Base Cost	= 125.77	Lot Value	+	72,505			
Total Area	x 1,938	Indicated Value	=	221,998			
Adjusted Cost	= 243,742	Value Per SqFt		114.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,493		
Lot Value	72,505		
Indicated Value	221,998	114.55	Per SqFt
Agland Value			
Site Improvements	8,863		
Total Value	230,861	119.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12375	74x6		444	25.54		11,340
PRCH	SLAB PORCH - COVERED	12376	466		466	25.47		11,869



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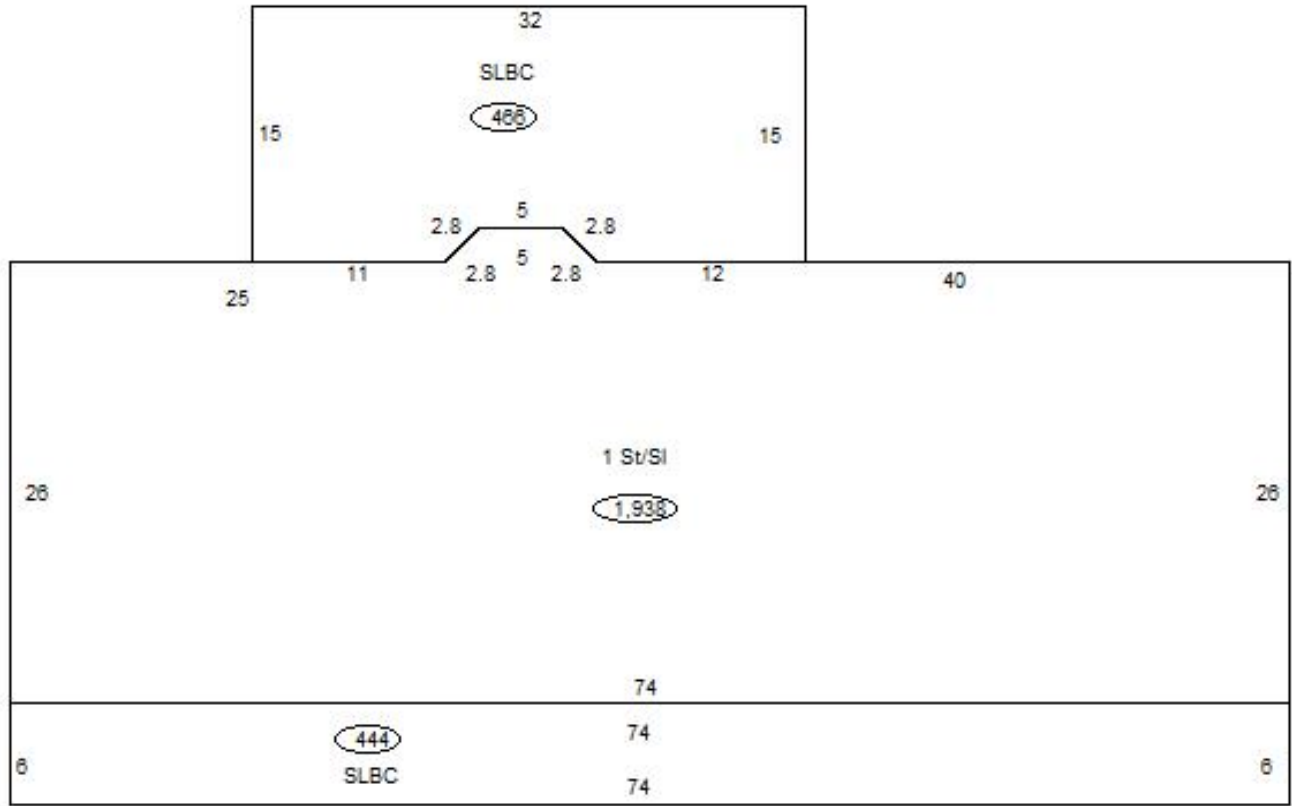
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Sketch Image

660004900



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,938	1.000	1,938
2	M	PRCH		13	SLBC	444	1.000	444
3	M	PRCH		13	SLBC	466	1.000	466
Total Building Area						1,938		1,938



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x30x8	Concrete	Composition Shingle	780
	Qual 3	Cond 3	Year 1975	Eff Age 38		

Valuation Summary	Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
Base Cost (30.71 x 780)	23,954	23,954	15,091	8,863