



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:31:53
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Assessment Data					Primary Image																																																																																																																				
Account 660004903 Parcel ID 000000-00-0-00252-004-0006 Cadastral ID 06-20-16-04830 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 279255 KOELSCH, VINCENT M & SHEILA A 10673 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10673 2ND ST Subdivision DIXIE ESTATES Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.24738212 -95.64112899 LOT 6 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																																																																																																											
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.044							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	45,476.00 x 1.59 = 72,257							
Factor Value								
Adjustments	1.0000							
Lot Value	72,257							
Residential Data								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	80% Veneer, Masonry 20% Frame, Plywood or Ha							
Base/Total Area	1,946 / 1,946							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,946							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.5 /							
Basement Area								
Garage Type	572 Attached Garage - Finished							
Remodel								
Year/Eff Age	1972 / 37							
Cost Approach Manual : 01/2025								
Base Cost	99.34	Total Misc Impr	+	7,914				
Roofing Adj	+ 4.29	Garage Cost	+	19,093				
Subfloor Adj	+ -1.11	Total RCN	=	258,056				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	118,706				
Plumbing Adj	+ 4.74	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	139,350				
Adj Base Cost	= 118.73	Lot Value	+	72,257				
Total Area	x 1,946	Indicated Value	=	211,607				
Adjusted Cost	= 231,049	Value Per SqFt		108.74				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	196,705	101.08	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	2							
Indicated Value	198,560	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	139,350							
Lot Value	72,257							
Indicated Value	211,607	108.74	Per SqFt					
Agland Value								
Site Improvements	6,767							
Total Value	218,374	112.22	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	12387		118	118	23.88		2,818

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Rogers

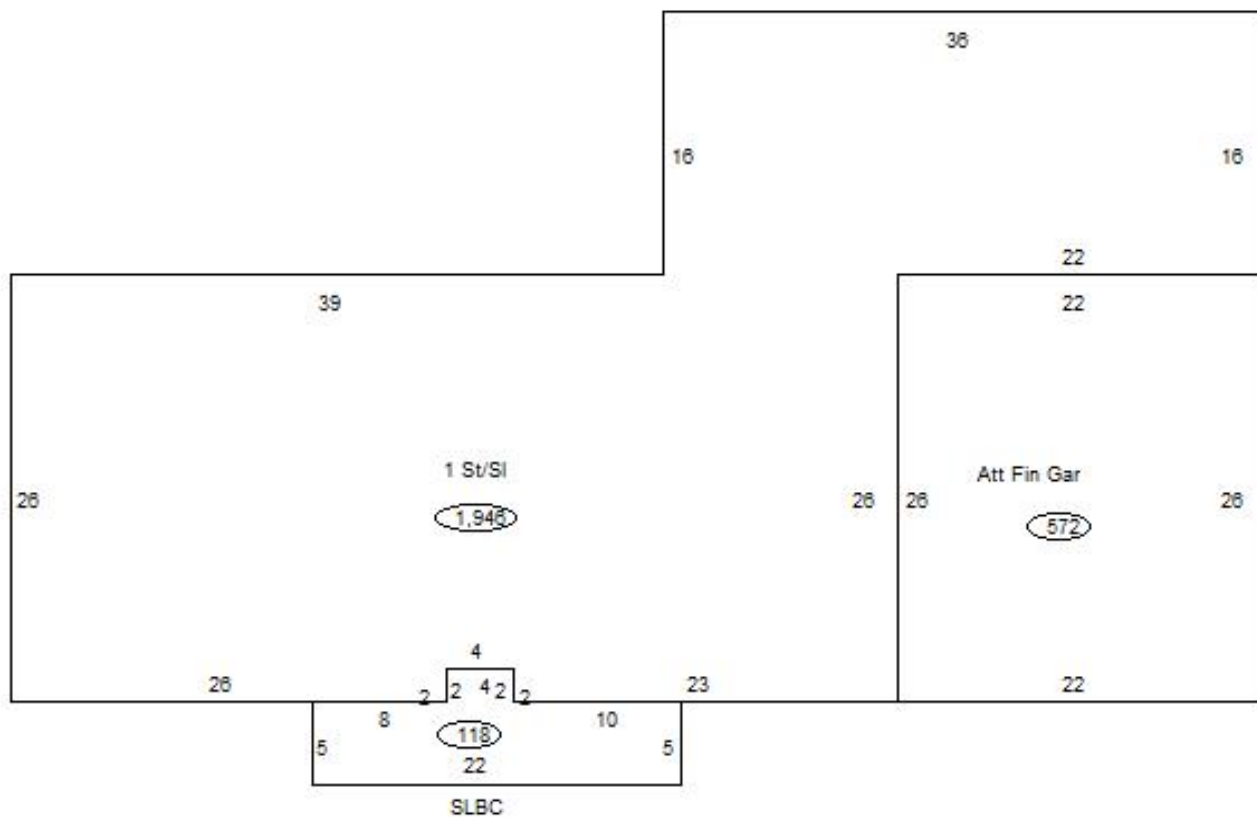
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	572	1.000	572
2	R	1	Slab	13	1 St/Sl	1,946	1.000	1,946
3	M	PRCH		13	SLBC	118	1.000	118
Total Building Area						1,946		1,946



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x12x6	Plank	Composition Shingle	72
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (30.91 x 72)	2,226		2,226	1,024	1,202



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		544
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (51.15 x 544)	27,826		27,826	22,261	5,565