



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:09:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004907 Parcel ID 000000-00-0-00252-005-0004 Cadastral ID 06-20-16-04870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 275449 COOK, LESLIE GAIL & BILLY SCOTT CO TRUSTEES 15605 E 530 RD INOLA OK 74036-0000 Parcel Location Situs 10544 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0004 / 0005 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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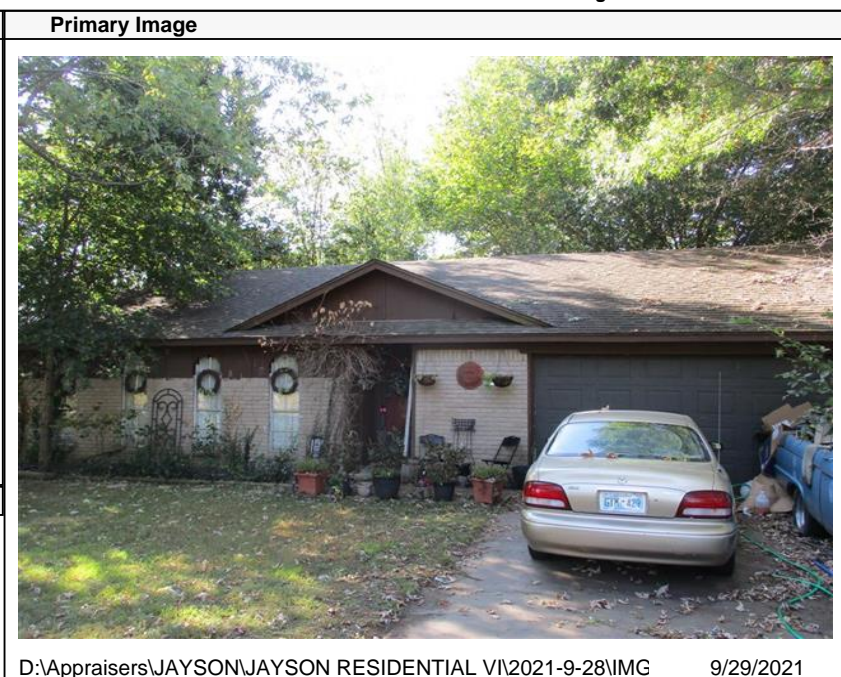
Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:09:31
 Page 2

Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0996		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,901.00 x 1.52 = 72,742		
Factor Value			
Adjustments	1.0000		
Lot Value	72,742		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/29/2021

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	1,256 / 1,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,256
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,778	109.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	149,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.31	Total Misc Impr	+ 5,387				
Roofing Adj	+ 4.70	Garage Cost	+ 16,207				
Subfloor Adj	+ -1.21	Total RCN	= 189,421				
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 104,182				
Plumbing Adj	+ 7.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 85,239				
Adj Base Cost	= 133.62	Lot Value	+ 72,742				
Total Area	x 1,256	Indicated Value	= 157,981				
Adjusted Cost	= 167,827	Value Per SqFt	125.78				

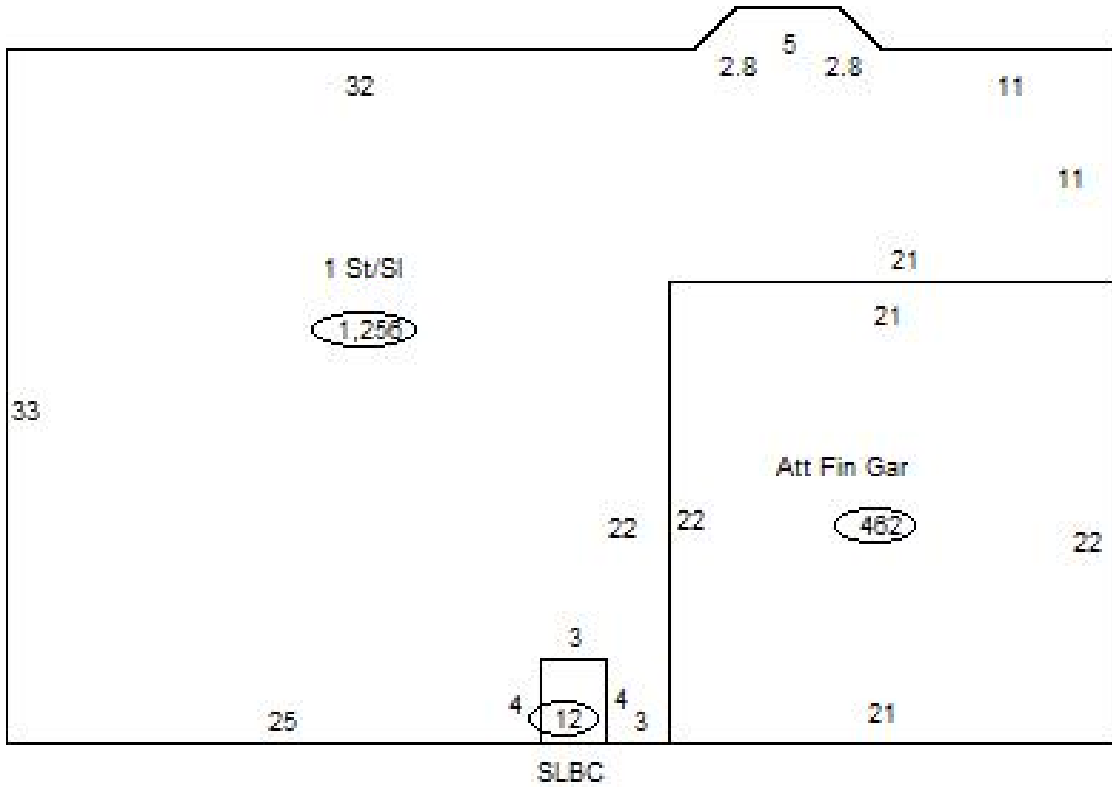
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,239		
Lot Value	72,742		
Indicated Value	157,981	125.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	157,981	125.78	Total Value Per SqFt

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	12402	4x3		12	24.23		291



Sketch Image

660004907



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,256	1.000	1,256
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,256		1,256