




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 660004908 Parcel ID 000000-00-0-00252-005-0005 Cadastral ID 06-20-16-04880 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 305049 BARNES, DENNIS W 10588 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10588 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0005 / 0005 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\2021-9-28\IMG 9/29/2021</p>																																																																																																																																																																	
Legal Description Lat/Long: 36.24788234 -95.64277598																																																																																																																																																																						
LOT 5 BLOCK 5 DIXIE ESTATES					Building Permits <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	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0461		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,570.00 x 1.59 = 72,276		
Factor Value			
Adjustments	1.0000		
Lot Value	72,276		



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

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,362 / 1,362
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,362
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Finished
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	147,508	108.30	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	2		
Indicated Value	220,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.35	Total Misc Impr	+ 8,483				
Roofing Adj	+ 4.63	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.21	Total RCN	= 202,578				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 93,186				
Plumbing Adj	+ 6.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 109,392				
Adj Base Cost	= 131.02	Lot Value	+ 72,276				
Total Area	x 1,362	Indicated Value	= 181,668				
Adjusted Cost	= 178,449	Value Per SqFt	133.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,392		
Lot Value	72,276		
Indicated Value	181,668	133.38	Per SqFt
Agland Value			
Site Improvements	5,193		
Total Value	186,861	137.20	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	12405	16x6		96	23.97		2,301
PATO	SLAB PORCH - OPEN	12406	10x10		100	10.86		1,086



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2015	Eff Age 8	

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (22.15 x 288)	6,379		6,379	2,360	4,019

	PCPT	Carport - Portable	20x20x6	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.38 x 400)	1,752		1,752	578	1,174