



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:31:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004909 <b>Parcel ID</b> 000000-00-0-00252-005-0006 <b>Cadastral ID</b> 06-20-16-04890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 325147 GOLDEN, JIMMY M & PHYLLIS R  10652 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10652 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0006 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24788419 -95.64201689																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.035	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,085.00 x 1.60 = 72,179	
Factor Value		
Adjustments	1.0000	
Lot Value	72,179	

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, Stone
Base/Total Area	1,572 / 1,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1973 / 24



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	187,488	119.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	25,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.73	Total Misc Impr	+	8,171			
Roofing Adj	+ 4.73	Garage Cost	+	18,817			
Subfloor Adj	+ -2.34	Total RCN	=	240,906			
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	-	69,863			
Plumbing Adj	+ 7.32	Lump Sums	+	12,514			
Basement Adj	+ 0.00	RCNLD	=	183,557			
Adj Base Cost	= 136.08	Lot Value	+	72,179			
Total Area	x 1,572	Indicated Value	=	255,736			
Adjusted Cost	= 213,918	Value Per SqFt		162.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,557		
Lot Value	72,179		
Indicated Value	255,736	162.68	Per SqFt
Agland Value			
Site Improvements	10,157		
Total Value	265,893	169.14	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12409	16x6		96	26.63		2,556
WODO	Wood Deck - Open	12410	368		368	16.98		6,249
WODC	Wood Deck - Covered	184361	12x12		144	43.51		6,265



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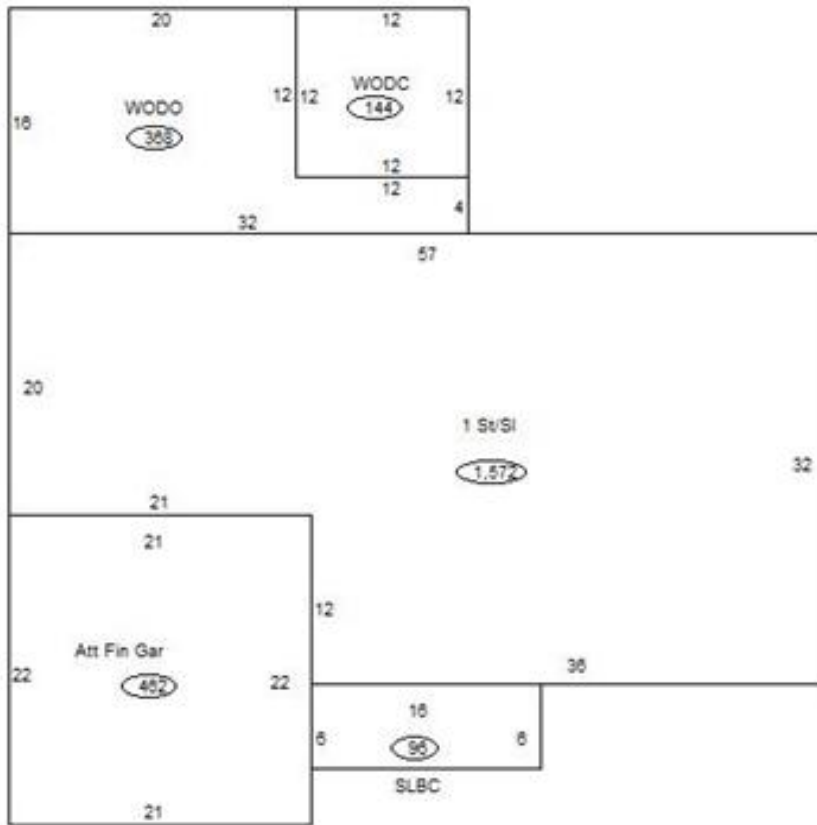
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,572	1.000	1,572
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODO		13	WODO	368	1.000	368
5	M	WODC		13	WODC	144	1.000	144
<b>Total Building Area</b>						<b>1,572</b>		<b>1,572</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	3	Cond 5	Year 1985	Eff Age 18	

Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,494	1,174

	UTIL	Utility Building	25x30x10	Concrete	Composition Shingle	750
	Qual	3	Cond 3	Year 1980	Eff Age 35	

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (30.71 x 750)	23,033		23,033	14,050	8,983