



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:26:54
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Assessment Data					Primary Image																																																																																																																				
Account 660004910 Parcel ID 000000-00-0-00252-005-0007 Cadastral ID 06-20-16-04900 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 315183 DUGAN, DONALD W & RACHEL L 10633 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10633 E 2ND ST Subdivision DIXIE ESTATES Lot/Block 0007 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24734877 -95.64202068																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	1								
Non-Ag Acres	1.012								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY								
Method	Square-Foot								
Base Lot Value	44,083.00 x 1.63 = 71,979								
Factor Value									
Adjustments	1.0000								
Lot Value	71,979								
Residential Data				D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/29/2021					
Type	1 Single Family Residence			GRM Approach					
Condition	3.5 - Average			GRM Code					
Quality	2.5 - Fair			Gross Rent 0.00					
Architecture	TRAD TRADITIONAL			Indicated Value					
Style	100% One Story			Multiple Regression					
Exterior Wall	100% Veneer, Stone			MRA Code 1 Test					
Base/Total Area	1,464 / 1,464			Adusted R 0.8445					
Style	100% One Story			Indicated Value 155,367 106.13 Per SqFt					
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model A Adam Test					
Area on Slab	1,464			Adjustment Model 1 2022 Residential					
Fixture/RghIn	7 /			Comparables 2					
Bed/F/H Bath	3 / 1.5 /			Indicated Value 219,850 Per SqFt					
Basement Area				Value Reconciliation					
Garage Type	484 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach					
Remodel				Improvements 116,951					
Year/Eff Age	1972 / 37			Lot Value 71,979					
Cost Approach		Manual : 01/2025		Indicated Value 188,930 129.05 Per SqFt					
Base Cost	108.66	Total Misc Impr	+ 10,066	Agland Value					
Roofing Adj	+ 4.37	Garage Cost	+ 16,761	Site Improvements 2,863					
Subfloor Adj	+ -1.19	Total RCN	= 216,576	Total Value 191,793 131.01 Total Value Per SqFt					
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 99,625						
Plumbing Adj	+ 6.30	Lump Sums	+ 0						
Basement Adj	+ 0.00	RCNLD	= 116,951						
Adj Base Cost	= 129.61	Lot Value	+ 71,979						
Total Area	x 1,464	Indicated Value	= 188,930						
Adjusted Cost	= 189,749	Value Per SqFt	129.05						
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	
SHLT	STORM SHELTER	0		1	2018	0.00			
PRCH	Slab Porch - Covered	12413	16x6		96	23.97		2,301	
PATO	Slab Porch - Open	12414	20x16		320	8.34		2,669	



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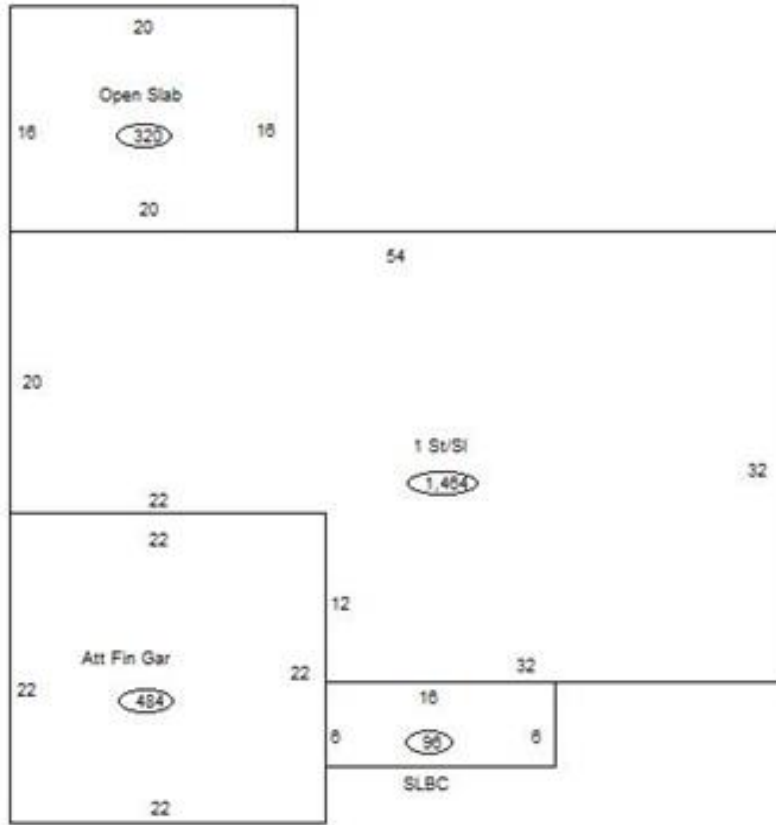
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Sketch Image

660004910



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,464	1.000	1,464
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	320	1.000	320
Total Building Area						1,464		1,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Plank	Formed Metal	140
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (26.10 x 140) 3,654			3,654 1,352	2,302

	LNT0	Lean To - Attached	10x10x6	Dirt	Formed Metal	100
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (9.85 x 100) 985			985 424	561