



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:12
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 660004919 Parcel ID 000000-00-0-00252-006-0004 Cadastral ID 06-20-16-04990 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 305429 GOUGH, JENNIFER R & ERIC 10324 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10324 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0004 / 0006 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 9/28/2021</p>																																																																																																															
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 Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0069	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,862.00 x 1.64 = 71,934	
Factor Value		
Adjustments	1.0000	
Lot Value	71,934	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,572 / 2,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,572
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,532	62.80	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	89.29	Total Misc Impr	+ 11,533				
Roofing Adj	+ 3.66	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 285,374				
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 131,272				
Plumbing Adj	+ 3.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,102				
Adj Base Cost	= 106.47	Lot Value	+ 71,934				
Total Area	x 2,572	Indicated Value	= 226,036				
Adjusted Cost	= 273,841	Value Per SqFt	87.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,102		
Lot Value	71,934		
Indicated Value	226,036	87.88	Per SqFt
Agland Value			
Site Improvements	8,576		
Total Value	234,612	91.22	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12448		172	172	20.75		3,569
PRCH	Porch	184382		163	163	20.78		3,387



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Page 4

660004919

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x25x8	Concrete	Formed Metal	650
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (31.86 x 650) 20,709		20,709	12,632	8,077

	LNT0	Lean To - Attached	10x25x8	Dirt	Formed Metal	250
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.97 x 250) 2,493		2,493	1,994	499