



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 660004920 Parcel ID 000000-00-0-00252-006-0005 Cadastral ID 06-20-16-05000 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 333151 ETTER, PAULA RHENAE 10374 E 1ST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10374 E 1ST ST S Subdivision DIXIE ESTATES Lot/Block 0005 / 0006 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: 36.24791385 -95.64685972																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0087 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,940.00 x 1.64 = 71,950 Factor Value Adjustments 1.0000 Lot Value 71,950		

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

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	2,001 / 2,001
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,001
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 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	251,354	125.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	158,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.01	Total Misc Impr	+	23,355			
Roofing Adj	+ 4.70	Garage Cost	+	20,840			
Subfloor Adj	+ -2.19	Total RCN	=	310,808			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	136,756			
Plumbing Adj	+ 5.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	174,052			
Adj Base Cost	= 133.24	Lot Value	+	71,950			
Total Area	x 2,001	Indicated Value	=	246,002			
Adjusted Cost	= 266,613	Value Per SqFt		122.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,052		
Lot Value	71,950		
Indicated Value	246,002	122.94	Per SqFt
Agland Value			
Site Improvements	37,424		
Total Value	283,426	141.64	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
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PRCH	SLAB PORCH - COVERED	12451	5x2		10	26.90		269
PATO	Patio - Open	136989	22x21		462	8.60		3,973
PATC	Patio - Covered	152199	21x18		378	15.16		5,730
PATO	Patio - Open	184387	206		206	10.45		2,153



Rogers

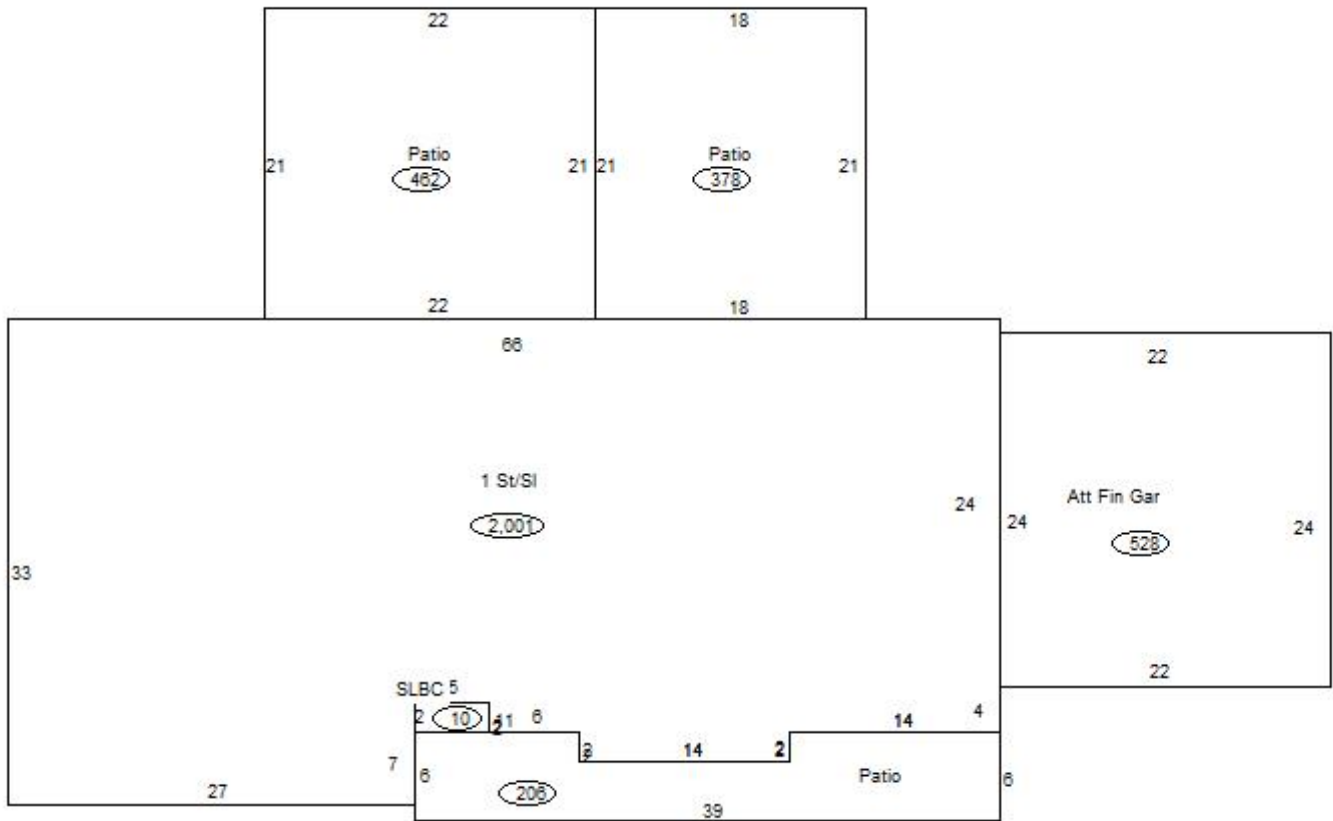
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Sketch Image

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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	2,001	1.000	2,001
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	10	1.000	10
4	M	PATO		13	Patio	462	1.000	462
5	M	PATC		13	Patio	378	1.000	378
6	M	PATO		13	Patio	206	1.000	206
Total Building Area						2,001		2,001



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960	
Qual	3.5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (34.40 x 960)		33,024	33,024	330	32,694	
SHDS	Shed - Small	14x20x8	Plank	Composition Shingle	280	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (21.57 x 280)		6,040	6,040	3,564	2,476	
LNT0	Lean To - Attached	10x20x8	Plank	Composition Shingle	200	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (15.74 x 200)		3,148	3,148	2,172	976	
SHDS	Shed - Small	12x10x6	Plank	Composition Shingle	120	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (25.97 x 120)		3,116	3,116	1,838	1,278	