




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 660004922 Parcel ID 000000-00-0-00252-006-0007 Cadastral ID 06-20-16-05020 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 343030 STEWART, JIMMY & SARAH 10303 E SECOND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10303 2ND ST Subdivision DIXIE ESTATES Lot/Block 0007 / 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>																																																																																																																				
Legal Description Lot/Long: 36.24737299 -95.64761526 LOT 7 BLOCK 6 DIXIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0343		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,052.00 x 1.60 = 72,172		
Factor Value			
Adjustments	1.0000		
Lot Value	72,172		



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	20% Veneer, Stone 80% Veneer, Masonry
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	550 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	194,339	119.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	181,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.34	Total Misc Impr	+	17,169			
Roofing Adj	+ 4.69	Garage Cost	+	21,511			
Subfloor Adj	+ -2.31	Total RCN	=	248,681			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	109,420			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,261			
Adj Base Cost	= 129.63	Lot Value	+	72,172			
Total Area	x 1,620	Indicated Value	=	211,433			
Adjusted Cost	= 210,001	Value Per SqFt		130.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,261		
Lot Value	72,172		
Indicated Value	211,433	130.51	Per SqFt
Agland Value			
Site Improvements	6,490		
Total Value	217,923	134.52	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
PATO	Patio - Open	12460	22x18		396	8.61		3,410
PATO	SLAB PORCH - OPEN	12461	12x10		120	11.29		1,355
PRCH	Porch	12462	52x5		260	26.11		6,789



Rogers

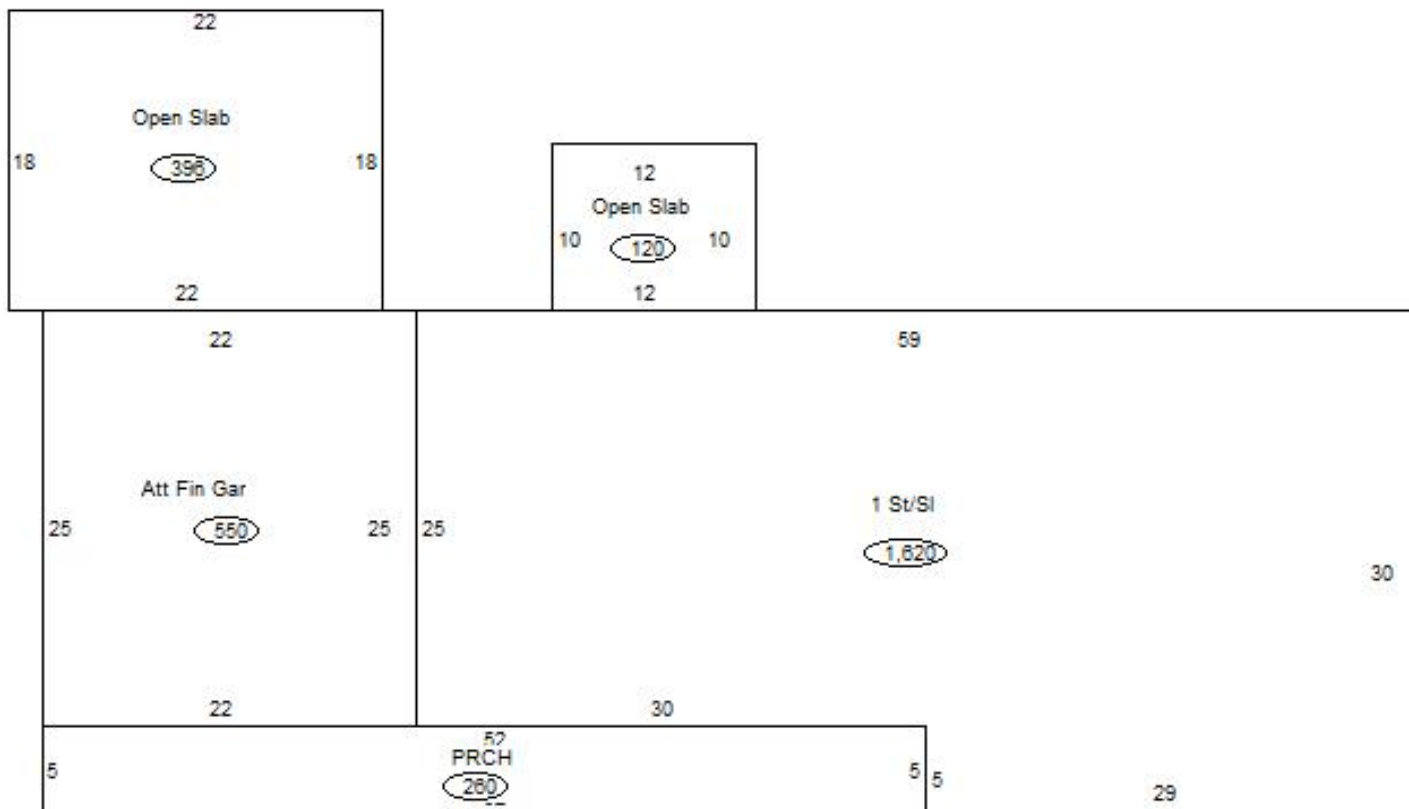
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Sketch Image

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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	1,620	1.000	1,620
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PATO		13	Open Slab	396	1.000	396
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PRCH		13	PRCH	260	1.000	260
Total Building Area						1,620		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODC	Wood Deck - Covered	4x10x6	Plank	Composition Shingle	40
Qual	3	Cond 4	Year 2016	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)		RCNLD
Base Cost (50.06 x 40)		2,002		2,002 661		1,341
	LNTD	Lean To - Attached	10x12x6	Dirt	Formed Metal	120
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (9.85 x 120)		1,182		1,182 508		674
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
Qual	3	Cond 4	Year 2010	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)		RCNLD
Base Cost (24.08 x 180)		4,334		4,334 1,820		2,514
	SHDS	Shed - Small	16x10x8	Plank	Composition Shingle	160
Qual	3.5	Cond 4	Year 2000	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (25.53 x 160)		4,085		4,085 2,124		1,961