



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004923 Parcel ID 000000-00-0-00252-006-0008 Cadastral ID 06-20-16-05030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 343044 MCWILLIAMS, STACY J & CHARLES B 10277 E SECOND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10277 2ND ST Subdivision DIXIE ESTATES Lot/Block 0008 / 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: 36.24736940 -95.64837915 LOT 8 BLOCK 6 DIXIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0108							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	44,028.00 x 1.63 = 71,968							
Factor Value								
Adjustments	1.4700							
Lot Value	105,793							
Residential Data				D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021				
Type	1 Single Family Residence			GRM Approach				
Condition	4 - Good			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	1,389 / 1,389			Adusted R 0.8445				
Style	100% One Story			Indicated Value 145,265 104.58 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,389			Adjustment Model 1 2022 Residential				
Fixture/RghIn	7 /			Comparables 3				
Bed/F/H Bath	3 / 1.5 /			Indicated Value 205,980 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	420 Attached Garage - Finished			Selected Approach Cost Approach				
Remodel	KITCHEN/BA -			Improvements 129,553				
Year/Eff Age	1972 / 26			Lot Value 105,793				
Cost Approach		Manual : 01/2025		Indicated Value 235,346 169.44 Per SqFt				
Base Cost	104.52	Total Misc Impr	+ 9,244	Agland Value				
Roofing Adj	+ 4.51	Garage Cost	+ 15,166	Site Improvements 3,081				
Subfloor Adj	+ -1.21	Total RCN	= 199,313	Total Value 238,427 171.65 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 69,760					
Plumbing Adj	+ 6.63	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 129,553					
Adj Base Cost	= 125.92	Lot Value	+ 105,793					
Total Area	x 1,389	Indicated Value	= 235,346					
Adjusted Cost	= 174,903	Value Per SqFt	169.44					
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
PRCH	SLAB PORCH - COVERED	12465	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	12466	26x12		312	8.36		2,608



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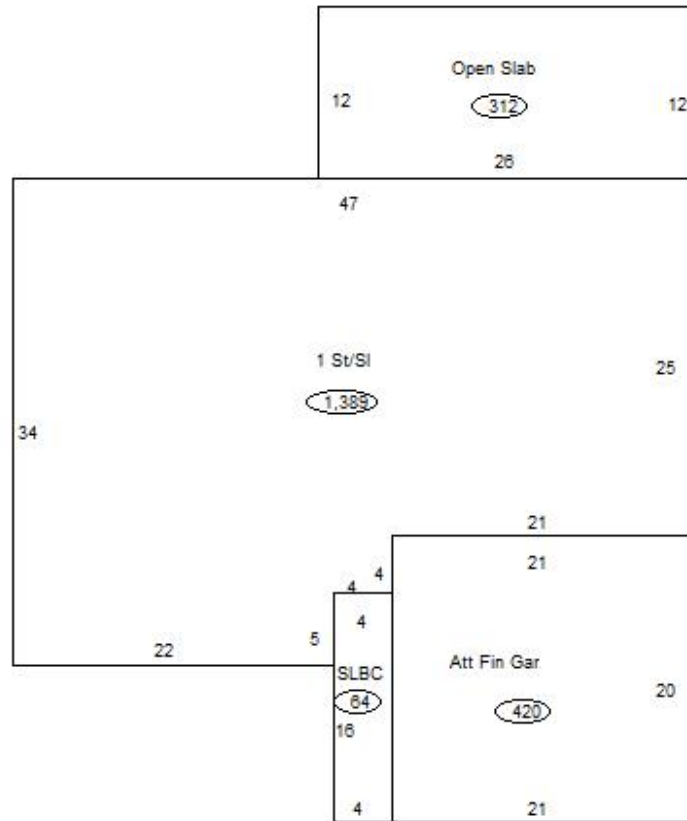
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Sketch Image

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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	1,389	1.000	1,389
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	312	1.000	312
Total Building Area						1,389		1,389



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x20x8	Concrete	Composition Shingle	280
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.38 x 280)	5,706		5,706	3,081