



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:32:19  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004924 <b>Parcel ID</b> 000000-00-0-00252-006-0009 <b>Cadastral ID</b> 06-20-16-05040 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 185434 TIPTON, JERRY D &  TAMMY L 10233 E 2ND ST CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10233 2ND ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0009 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24736867 -95.64913800					<b>Building Permits</b> D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021																																																																																																																				
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0439		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,472.00 x 1.59 = 72,256		
Factor Value			
Adjustments	1.0000		
Lot Value	72,256		



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	95% Veneer, Stone 5% Frame, Plywood or Hardbr
Base/Total Area	1,631 / 1,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,631
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,382	112.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	179,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.82	Total Misc Impr	+ 16,657
Roofing Adj	+ 4.68	Garage Cost	+ 18,200
Subfloor Adj	+ -2.31	Total RCN	= 251,878
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 108,308
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,570
Adj Base Cost	= 133.06	Lot Value	+ 72,256
Total Area	x 1,631	Indicated Value	= 215,826
Adjusted Cost	= 217,021	Value Per SqFt	132.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,570		
Lot Value	72,256		
Indicated Value	215,826	132.33	Per SqFt
Agland Value			
Site Improvements	1,798		
Total Value	217,624	133.43	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
PRCH	SLAB PORCH - COVERED	12469	21x5		105	26.60		2,793
PRCH	SLAB PORCH - COVERED	12470	96		96	26.63		2,556
PRCH	Porch	12471	14x13		182	26.36		4,798
PATO	Patio - Open	184401	13x6		78	11.48		895

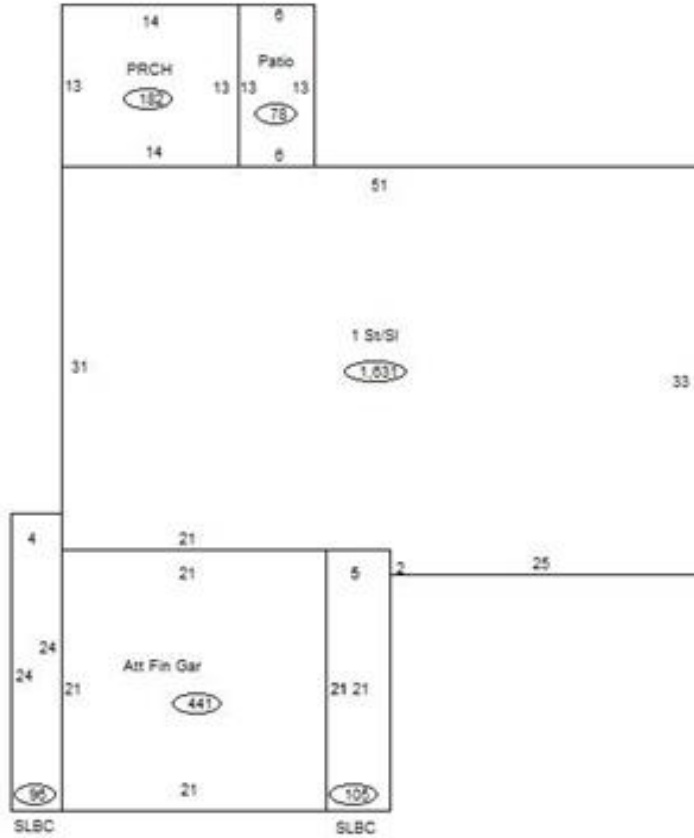


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Sketch Image

660004924



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,631	1.000	1,631
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	96	1.000	96
5	M	PRCH		13	PRCH	182	1.000	182
6	M	PATO		13	Pato	78	1.000	78
<b>Total Building Area</b>						1,631		1,631



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open NV	8x5x0	Plank		40
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2025	<b>Eff Age</b> 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ 100% Func)</b>		<b>RCNLD</b>
Base Cost (30.13 x 40)		1,205		1,205		
SHDS		Shed - Small	5x10x5	Plank	Galvanized Metal	50
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (35.30 x 50)		1,765		1,765		1,588
SHIP		Shipping/Storage Container	8x20x8			160
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 160)		1,000		1,000		210