




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:13:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004925 Parcel ID 000000-00-0-00252-006-0010 Cadastral ID 06-20-16-05050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 317971 BROWN, JOHNNYE G 10215 E SECOND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10215 E SECOND ST Subdivision DIXIE ESTATES Lot/Block 0010 / 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: 36.24738000 -95.64994865 LOT 10 BLOCK 6 DIXIE ESTATES																																																																																																																									
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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 1.1034 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,065.00 x 1.51 = 72,775 Factor Value Adjustments 1.0000 Lot Value 72,775		

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	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,832
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,942	90.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	175,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.81	Total Misc Impr	+	9,584			
Roofing Adj	+ 4.68	Garage Cost	+				
Subfloor Adj	+ -2.43	Total RCN	=	251,866			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	110,821			
Plumbing Adj	+ 5.55	Lump Sums	+	13,260			
Basement Adj	+ 0.00	RCNLD	=	154,305			
Adj Base Cost	= 132.25	Lot Value	+	72,775			
Total Area	x 1,832	Indicated Value	=	227,080			
Adjusted Cost	= 242,282	Value Per SqFt		123.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,305		
Lot Value	72,775		
Indicated Value	227,080	123.95	Per SqFt
Agland Value			
Site Improvements	10,640		
Total Value	237,720	129.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2005	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	12473	25x6			150	26.46	3,969
WODO	Wood Deck - Open	12474	16x12			192	22.45	4,310
WODO	WOOD DECK - OPEN	12475	24x22			528	16.95	8,950



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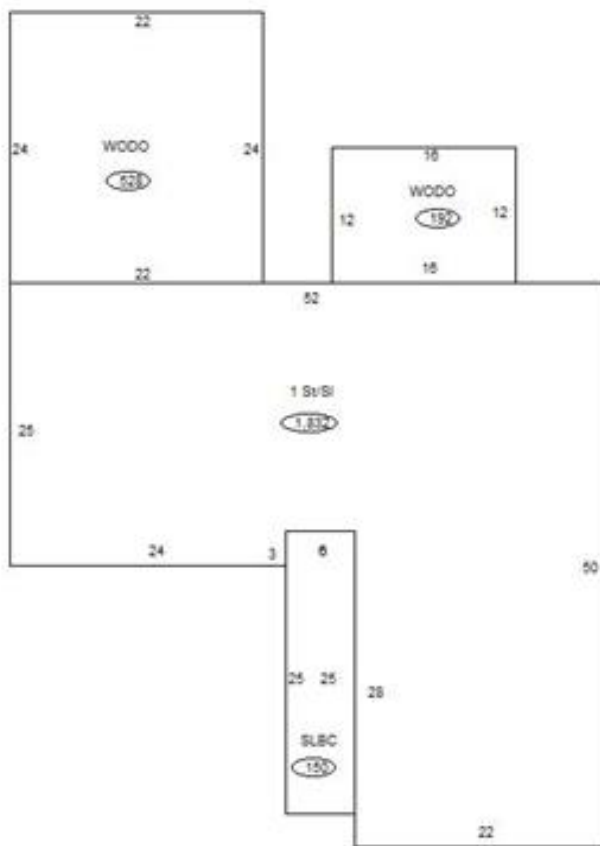
Date 04/17/2026

Time 06:13:16

Page 3

Sketch Image

660004925



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,832	1.000	1,832
2	M	PRCH		13	SLBC	150	1.000	150
3	M	WODO		13	WODO	192	1.000	192
4	M	WODO		13	WODO	528	1.000	528
Total Building Area						1,832		1,832



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Page 4

660004925

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,387	1,281

	UTIL	Utility Building	24x24x10	Concrete	Formed Metal	576
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (31.86 x 576)	18,351		18,351	8,992	9,359