



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004927 Parcel ID 000000-00-0-00252-007-0002 Cadastral ID 06-20-16-05070 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 306988 SHRUM, KYLER 10252 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10252 2ND ST Subdivision DIXIE ESTATES Lot/Block 0002 / 0007 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\2021-9-30\IMG 9/30/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24672426 -95.64918795 LOT 2 BLOCK 7 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	1.002	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,646.00 x 1.65 = 71,891	
Factor Value		
Adjustments	1.0000	
Lot Value	71,891	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,121 / 2,121
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,121
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	167,508	78.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	194,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,243		
Lot Value	71,891		
Indicated Value	207,134	97.66	Per SqFt
Agland Value			
Site Improvements	17,954		
Total Value	225,088	106.12	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+	12,165			
Roofing Adj	+ 4.20	Garage Cost	+				
Subfloor Adj	+ -1.09	Total RCN	=	276,145			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	149,118			
Plumbing Adj	+ 4.93	Lump Sums	+	8,216			
Basement Adj	+ 0.00	RCNLD	=	135,243			
Adj Base Cost	= 124.46	Lot Value	+	71,891			
Total Area	x 2,121	Indicated Value	=	207,134			
Adjusted Cost	= 263,980	Value Per SqFt		97.66			

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	12481	15x5		75	24.03		1,802
PRCH	SLAB PORCH - COVERED	12482	10x4		40	24.14		966
WODC	Wood Deck - Covered	12484	22x12		264	31.12		8,216
CPAT	Carport - Attached	12485	21x20		420	10.24		4,301



Rogers

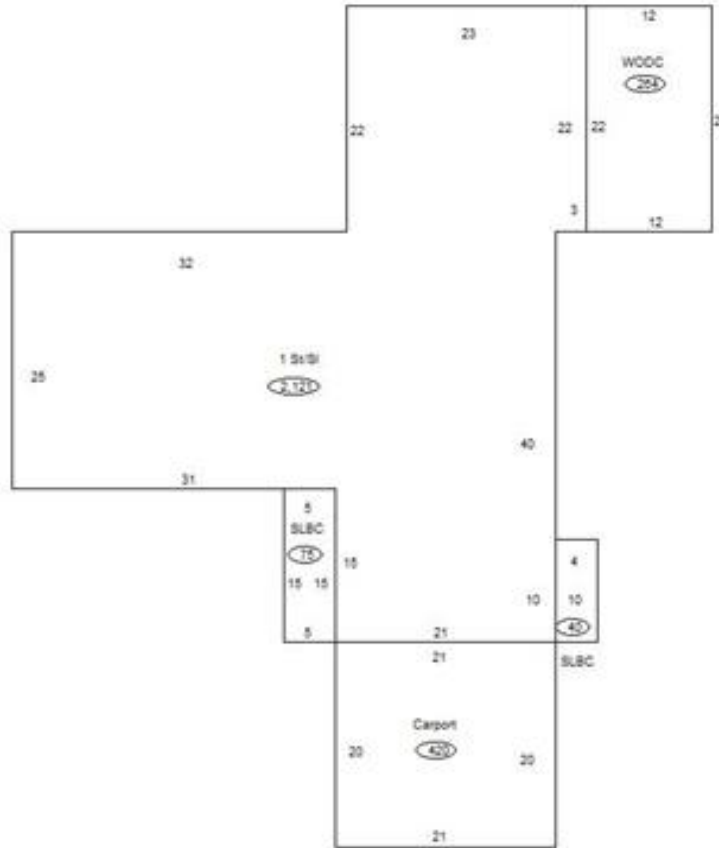
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	75	1.000	75
2	M	PRCH		13	SLBC	40	1.000	40
3	R	1	Slab	13	1 St/SI	2,121	1.000	2,121
4	M	WODC		13	WODC	264	1.000	264
5	M	CPAT		13	Carport	420	1.000	420
Total Building Area						2,121		2,121



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		24x30x8	Concrete	Composition Shingle	720
Qual	3.5	Cond 3	Year 2009	Eff Age 13		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (33.16 x 720)	23,875		23,875	6,685	17,190

SHDS	Shed - Small		10x6x5	Plank	Galvanized Metal	60
Qual	2	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (26.54 x 60)	1,592		1,592	828	764