



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:23
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Assessment Data					Primary Image																																																																																																																				
Account 660004928 Parcel ID 000000-00-0-00252-007-0003 Cadastral ID 06-20-16-05080 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 289639 THORP, DAVID & JANA 10292 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10292 2ND ST Subdivision DIXIE ESTATES Lot/Block 0003 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lat/Long: 36.24671314 -95.64839000 LOT 3 BLOCK 7 DIXIE ESTATES					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0318 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,945.00 x 1.61 = 72,151 Factor Value Adjustments 1.0000 Lot Value 72,151		

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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Plywood or Hardt
Base/Total Area	2,199 / 2,199
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,199
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,081	83.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	58,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.46	Total Misc Impr	+	26,776			
Roofing Adj	+ 4.54	Garage Cost	+				
Subfloor Adj	+ -2.43	Total RCN	=	305,675			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	137,554			
Plumbing Adj	+ 4.62	Lump Sums	+	4,523			
Basement Adj	+ 0.00	RCNLD	=	172,644			
Adj Base Cost	= 126.83	Lot Value	+	72,151			
Total Area	x 2,199	Indicated Value	=	244,795			
Adjusted Cost	= 278,899	Value Per SqFt		111.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,644		
Lot Value	72,151		
Indicated Value	244,795	111.32	Per SqFt
Agland Value			
Site Improvements	3,499		
Total Value	248,294	112.91	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	12487	15x6		90	26.65		2,399
PATC	Patio - Covered	12488	13x5		65	20.09		1,306
PRCH	SLAB PORCH - COVERED	12489	21x20		420	25.62		10,760
PATC	Patio - Covered	184408	20x14		280	16.12		4,514
PATO	Patio - Open	184409	15x14		210	10.39		2,182
WODO	Wood Deck - Open	184410	35x6		210	21.54		4,523



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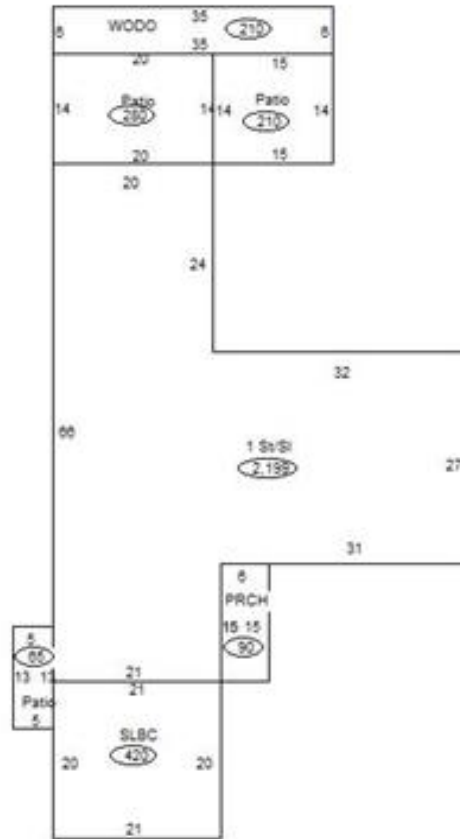
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Sketch Image

660004928



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,199	1.000	2,199
2	M	PRCH		20	PRCH	90	1.000	90
3	M	PATC		20	Patio	65	1.000	65
4	M	PRCH		20	SLBC	420	1.000	420
5	M	PATC		20	Patio	280	1.000	280
6	M	PATO		20	Patio	210	1.000	210
7	M	WODO		20	WODO	210	1.000	210
Total Building Area						2,199		2,199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x12x8	Plank	Formed Metal	144
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (25.00 x 144)		3,600		3,600 1,656		1,944
LNT0	Lean To - Attached		10x12x6	Dirt	Formed Metal	120
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (9.85 x 120)		1,182		1,182 615		567
PCPT	Carport - Portable		20x12x8	Dirt	Formed Metal	240
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (4.38 x 240)		1,051		1,051 557		494
PCPT	Carport - Portable		20x12x8	Dirt	Formed Metal	240
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (4.38 x 240)		1,051		1,051 557		494