



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:02:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004930 Parcel ID 000000-00-0-00252-007-0005 Cadastral ID 06-20-16-05100 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 293251 SALCIDO, DOROTHY COLEAN 10388 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10388 2ND ST Subdivision DIXIE ESTATES Lot/Block 0005 / 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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Date 04/17/2026
Time 09:02:48
Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0363 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,140.00 x 1.60 = 72,190 Factor Value Adjustments 1.0000 Lot Value 72,190		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,450 / 1,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,450
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	540 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 32

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,987	115.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	210,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.19	Total Misc Impr	+ 9,296				
Roofing Adj	+ 4.38	Garage Cost	+ 18,268				
Subfloor Adj	+ -1.18	Total RCN	= 207,683				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 87,227				
Plumbing Adj	+ 6.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,456				
Adj Base Cost	= 124.22	Lot Value	+ 72,190				
Total Area	x 1,450	Indicated Value	= 192,646				
Adjusted Cost	= 180,119	Value Per SqFt	132.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,456		
Lot Value	72,190		
Indicated Value	192,646	132.86	Per SqFt
Agland Value			
Site Improvements	4,046		
Total Value	196,692	135.65	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12497	8x8		64	24.07		1,540
PATO	SLAB PORCH - OPEN	12498	29x11		319	8.34		2,660



Rogers

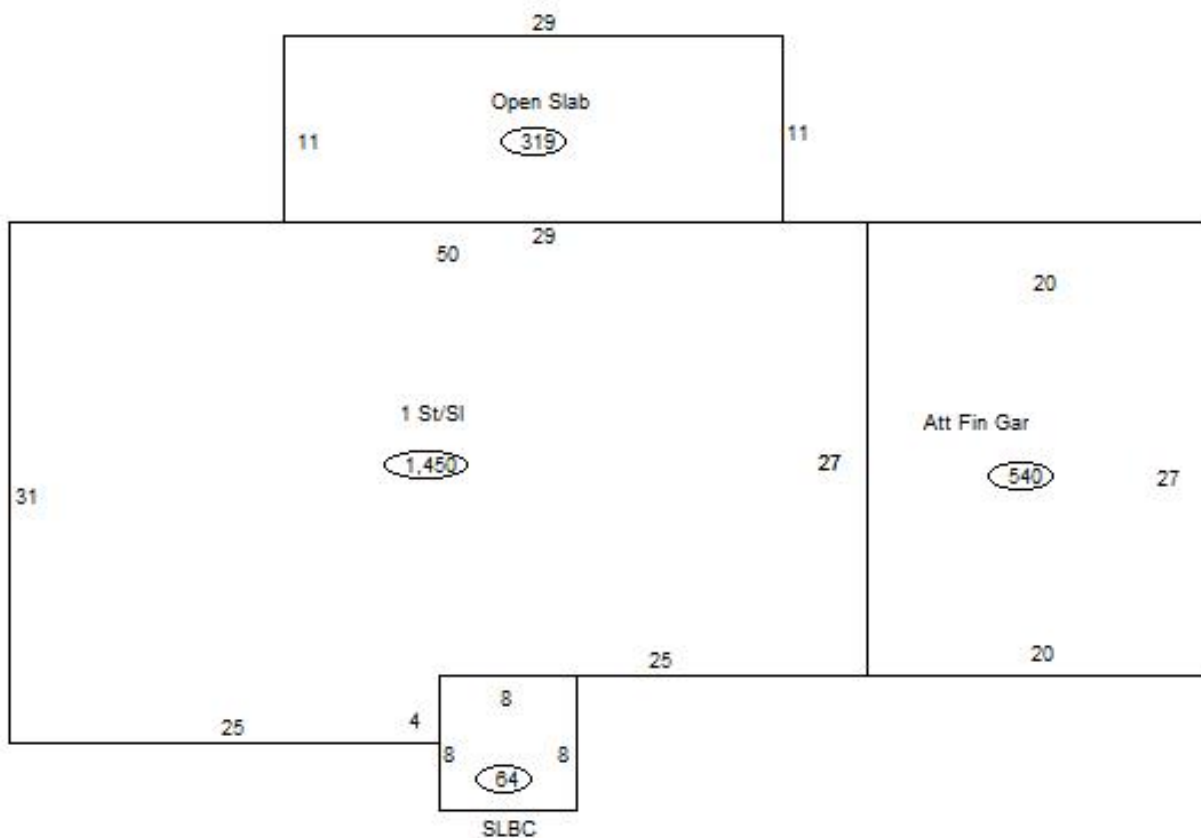
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 Time 09:02:48
 Page 3

Sketch Image

660004930



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,450	1.000	1,450
2	G	5		13	Att Fin Gar	540	1.000	540
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	319	1.000	319
Total Building Area						1,450		1,450



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Date 04/17/2026
Time 09:02:48
Page 4

660004930

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x8x8	Plank	Formed Metal	128
	Qual	3.5	Cond 3	Year 2025	Eff Age 1	

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (26.83 x 128)	3,434		3,434	172	3,262

	SHDS	Shed - Small	12x12x7	Concrete	Galvanized Metal	144
	Qual	2	Cond 2	Year 2000	Eff Age 26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (18.16 x 144)	2,615		2,615	1,831	784