



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																							
Account 660004932 Parcel ID 000000-00-0-00252-007-0007 Cadastral ID 06-20-16-05120 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 325032 GREENWELL, KATIE & JOEY W SPARKMAN 10295 E THIRD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10295 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0007 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																												
Legal Description Lat/Long: 36.24620487 -95.64760231																																												
Building Permits					D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021																																							
Exemptions					Sale History																																							
LOT 7 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>2722/409</td> <td>SMITH, KAREN SUE</td> <td>06/20/2018</td> <td></td> <td>130,000 YES</td> </tr> <tr> <td>1398/269</td> <td>BALDRIDGE, ORAL LEE &</td> <td>07/29/2002</td> <td></td> <td>98,000 YES</td> </tr> <tr> <td>809/777</td> <td></td> <td></td> <td></td> <td>59,000 No</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2722/409	SMITH, KAREN SUE	06/20/2018		130,000 YES	1398/269	BALDRIDGE, ORAL LEE &	07/29/2002		98,000 YES	809/777				59,000 No															
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Parcel Valuation																																												
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																			
Remove Cap	2019	Land Value	67,381	28,684	11%	3,155	Assessed	17,327	1,804.29																																			
Year Frozen	2013	Improvements	153,174	128,833		14,172	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00																																			
TIF Project ID	0	Total Value	220,555	157,517		17,327	Total Taxable	16,327	1,717.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																			
2025	2025-660004932	GREENWELL, KATIE &			80	207,382	1000	15,822	1,665.00																																			
2024	2024-660004932	GREENWELL, KATIE &			80	202,004	1000	15,332	1,480.00																																			
2023	2023-660004932	GREENWELL, KATIE &			80	145,168	1000	14,857	1,412.00																																			
2022	2022-660004932	GREENWELL, KATIE &			80	140,085	1000	14,395	1,394.00																																			
2021	2021-660004932	GREENWELL, KATIE &			80	135,878	0	14,947	1,399.00																																			
2020	2020-660004932	GREENWELL, KATIE &			80	136,481	0	15,013	1,408.00																																			
2019	2019-660004932	GREENWELL, KATIE &			80	130,386	0	14,342	1,366.00																																			
2018	2018-660004932	GREENWELL, KATIE &			80	128,019	1000	11,853	1,140.00																																			
2017	2017-660004932	SMITH, JERRY DENNIS &			80	138,175	1000	11,854	1,142.00																																			
2016	2016-660004932	SMITH, JERRY DENNIS &			80	134,791	1000	11,854	1,146.00																																			
2015	2015-660004932	SMITH, JERRY DENNIS &			80	130,841	1000	11,854	1,155.00																																			
2014	2014-660004932	SMITH, JERRY DENNIS &			80	133,033	1000	11,853	1,093.00																																			
2013	2013-660004932	SMITH, JERRY DENNIS &			80	122,577	1000	11,854	1,132.00																																			



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9375		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	40,837.00 x 1.65 = 67,381		
Factor Value			
Adjustments	1.0000		
Lot Value	67,381		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Stone 5% Frame, Plywood or Hardbr
Base/Total Area	1,231 / 1,231
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,231
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	567 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,122	150.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	29,330 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	124.56	Total Misc Impr	+ 14,280
Roofing Adj	+ 5.20	Garage Cost	+ 22,017
Subfloor Adj	+ -2.43	Total RCN	= 221,439
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 75,289
Plumbing Adj	+ 10.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 146,150
Adj Base Cost	= 150.40	Lot Value	+ 67,381
Total Area	x 1,231	Indicated Value	= 213,531
Adjusted Cost	= 185,142	Value Per SqFt	173.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,150		
Lot Value	67,381		
Indicated Value	213,531	173.46	Per SqFt
Agland Value			
Site Improvements	7,024		
Total Value	220,555	179.17	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	12505		56	56	26.75		1,498
PATC	Patio - Covered	12506	16x13		208	18.24		3,794
PATO	Patio - Open	184462	20x16		320	8.82		2,822
PATO	Patio - Open	184463	16x3		48	11.48		551



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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	R	1	Slab	13	1 St/SI	1,231	1.000	1,231
2	G	5		13	Att Fin Gar	567	1.000	567
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATC		13	Patio	208	1.000	208
5	M	PATO		13	Patio	320	1.000	320
6	M	PATO		13	Patio	48	1.000	48
Total Building Area						1,231		1,231



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x6	Plank	Formed Metal	200
	Qual	3	Cond 4	Year 2010	Eff Age 10	

Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (24.51 x 200)	4,902		4,902	2,059	2,843

SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
Qual	3	Cond 5	Year 2010	Eff Age 7	

Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (21.35 x 288)	6,149		6,149	1,968	4,181