




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:32:26  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004933 <b>Parcel ID</b> 000000-00-0-00252-007-0008 <b>Cadastral ID</b> 06-20-16-05130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 347952 VANOVER, BRYSON L  10245 E 3RD ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10245 E 3RD ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0008 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24619953 -95.64838502 LOT 8 BLOCK 7 DIXIE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9421 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,036.00 x 1.65 = 67,709 <b>Factor Value</b> <b>Adjustments</b> 0.9821 <b>Lot Value</b> 66,497		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,218 / 1,218
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,218
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	2 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	STANDARD -
<b>Year/Eff Age</b>	2001 / 11

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

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	107.68	<b>Total Misc Impr</b>	+ 17,611
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 176,085
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 12%)</b>	- 21,130
<b>Plumbing Adj</b>	+ 7.57	<b>Lump Sums</b>	+ 4,615
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 159,570
<b>Adj Base Cost</b>	= 130.11	<b>Lot Value</b>	+ 66,497
<b>Total Area</b>	x 1,218	<b>Indicated Value</b>	= 226,067
<b>Adjusted Cost</b>	= 158,474	<b>Value Per SqFt</b>	185.61

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	126,321	103.71	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	156,940 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	159,570		
<b>Lot Value</b>	66,497		
<b>Indicated Value</b>	226,067	185.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,917		
<b>Total Value</b>	227,984	187.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	12508	15x10		150	23.76		3,564
PRCH	SLAB PORCH - COVERED	12509	26x19		494	22.87		11,298
PRCH	SLAB PORCH - COVERED	12510	23x5		115	23.90		2,749
WODO	Wood Deck - Open	184416	25x10		250	18.46		4,615



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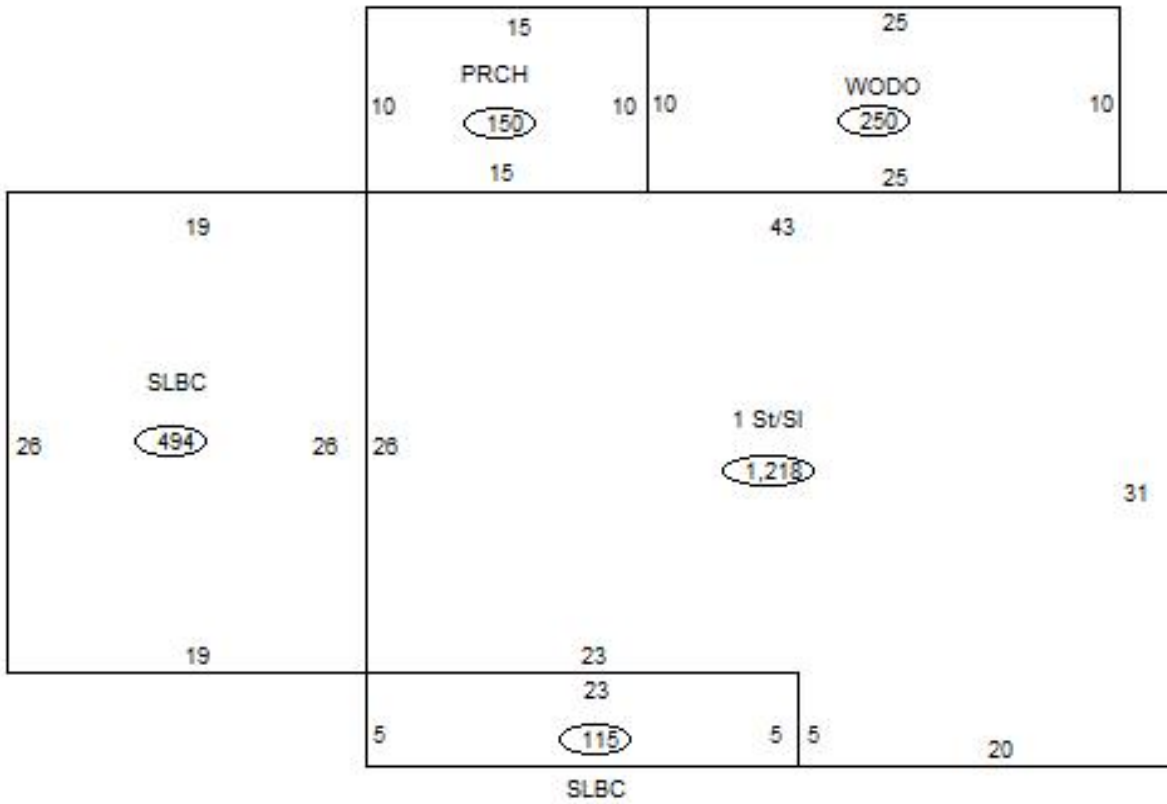
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Sketch Image

660004933



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,218	1.000	1,218
2	M	PRCH		13	PRCH	150	1.000	150
3	M	PRCH		13	SLBC	494	1.000	494
4	M	PRCH		13	SLBC	115	1.000	115
5	M	WODO		13	WODO	250	1.000	250
<b>Total Building Area</b>						1,218		1,218



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	3.5	Cond 3	Year 2020	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (31.12 x 80)	2,490		2,490	573	1,917