



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:30
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Assessment Data					Primary Image																																																																																																																				
Account 660004935 Parcel ID 000000-00-0-00252-007-0010 Cadastral ID 06-20-16-05150 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 313758 CHILDRESS, JOSEPH & ALISHA 10203 E 3RD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10203 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0010 / 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 Lot/Long: 36.24620787 -95.64995424																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0715 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,673.00 x 1.55 = 72,497 Factor Value Adjustments 1.0000 Lot Value 72,497		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,492 / 1,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

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	139,998	93.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	177,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.03	Total Misc Impr	+	6,052			
Roofing Adj	+ 4.06	Garage Cost	+	13,772			
Subfloor Adj	+ 0.00	Total RCN	=	191,314			
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	95,657			
Plumbing Adj	+ 5.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	95,657			
Adj Base Cost	= 114.94	Lot Value	+	72,497			
Total Area	x 1,492	Indicated Value	=	168,154			
Adjusted Cost	= 171,490	Value Per SqFt		112.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,657		
Lot Value	72,497		
Indicated Value	168,154	112.70	Per SqFt
Agland Value			
Site Improvements	4,279		
Total Value	172,433	115.57	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12518	14x5		70	21.07		1,475



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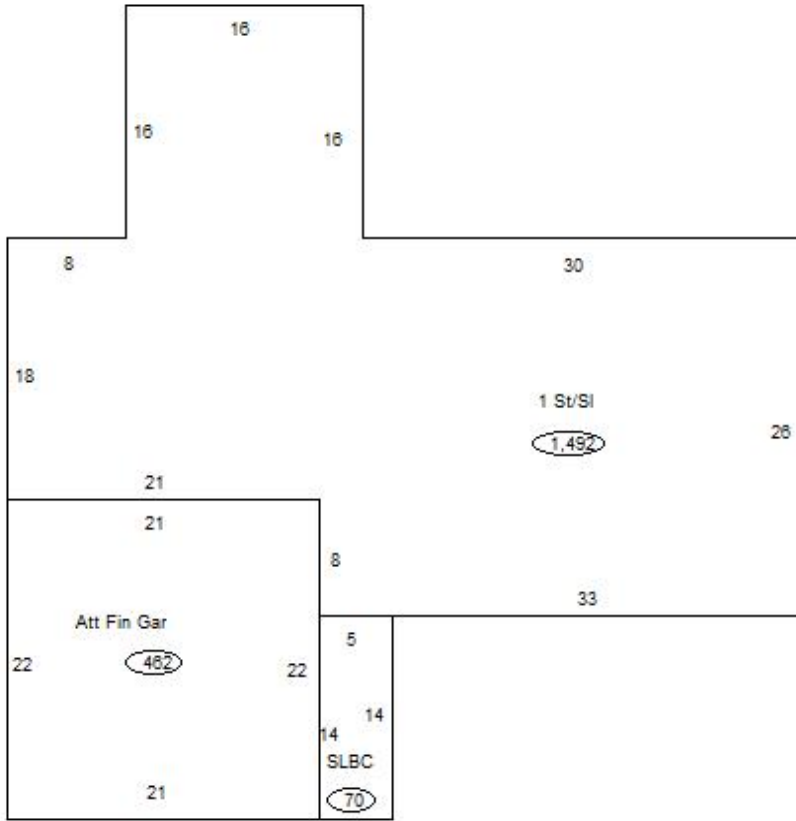
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Sketch Image

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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	1,492	1.000	1,492
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,492		1,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x8	Plank	Formed Metal	240
	Qual 3	Cond 3	Year 2008	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (23.47 x 240)	5,633		5,633	2,760	2,873

	SHDS	Shed - Small	6x8x5	Plank	Formed Metal	48
	Qual 3	Cond 4	Year 2005	Eff Age 13		

Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (37.81 x 48)	1,815		1,815	853	962

	PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (5.28 x 400)	2,112		2,112	1,668	444