



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	660004937			<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021</p>					
Parcel ID	000000-00-0-00252-008-0002								
Cadastral ID	06-20-16-05170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	344439								
FOX, MICHAEL									
12780 COUNTRY RIDGE LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10466 E 2ND ST								
Subdivision	DIXIE ESTATES								
Lot/Block	0002 / 0008	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: 36.24672746 -95.64514535				Building Permits					
LOT 2 BLOCK 8 DIXIE ESTATES				Number	Description	Opened	Closed	Amount	
				R13-22	R17-NEW 50X80 4000 SQ FT OUTBUIL	08/2013	10/2016	30,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	KING, JONATHAN M	05/22/2024	379,000	YES
					1366/325	HASELL, DONALD P	03/25/2002	85,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2025	Land Value	114,272	114,272	11%	12,570	Assessed	40,760	4,244.41
Year Frozen	0	Improvements	256,277	256,277		28,190	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	370,549	370,549		40,760	Total Taxable	40,760	4,244.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004937	FOX, MICHAEL			80	379,000	0	41,690	4,341.00
2024	2024-660004937	FOX, MICHAEL			80	283,384	0	23,149	2,218.00
2023	2023-660004937	KING, JONATHAN M			80	213,992	0	22,047	2,081.00
2022	2022-660004937	KING, JONATHAN M			80	204,393	0	20,998	2,018.00
2021	2021-660004937	KING, JONATHAN M			80	181,798	0	19,998	1,872.00
2020	2020-660004937	KING, JONATHAN M			80	180,957	0	19,905	1,867.00
2019	2019-660004937	KING, JONATHAN M			80	174,460	0	19,154	1,824.00
2018	2018-660004937	KING, JONATHAN M			80	179,949	0	18,242	1,739.00
2017	2017-660004937	KING, JONATHAN M			80	171,196	0	17,373	1,660.00
2016	2016-660004937	KING, JONATHAN M			80	135,444	0	13,156	1,261.00
2015	2015-660004937	KING, JONATHAN M			80	134,797	0	12,529	1,210.00
2014	2014-660004937	KING, JONATHAN M			80	137,241	0	11,933	1,091.00
2013	2013-660004937	KING, JONATHAN M & TAMMY M			80	116,942	0	11,365	1,076.00



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0445	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,497.00 x 1.59 = 72,261	
Factor Value		
Adjustments	1.5814	
Lot Value	114,272	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,964 / 1,964
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,964
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 34

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,490	130.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	187,150		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,282		
Lot Value	114,272		
Indicated Value	257,554	131.14	Per SqFt
Agland Value			
Site Improvements	112,995		
Total Value	370,549	188.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.37	Total Misc Impr	+	34,891			
Roofing Adj	+ 4.18	Garage Cost	+				
Subfloor Adj	+ -1.21	Total RCN	=	255,861			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	112,579			
Plumbing Adj	+ 4.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,282			
Adj Base Cost	= 112.51	Lot Value	+	114,272			
Total Area	x 1,964	Indicated Value	=	257,554			
Adjusted Cost	= 220,970	Value Per SqFt		131.14			

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	12524	23x5		115	23.90		2,749
EPSW	Enclosed Porch - Solid Wall	12525	28x16		448	60.37		27,046



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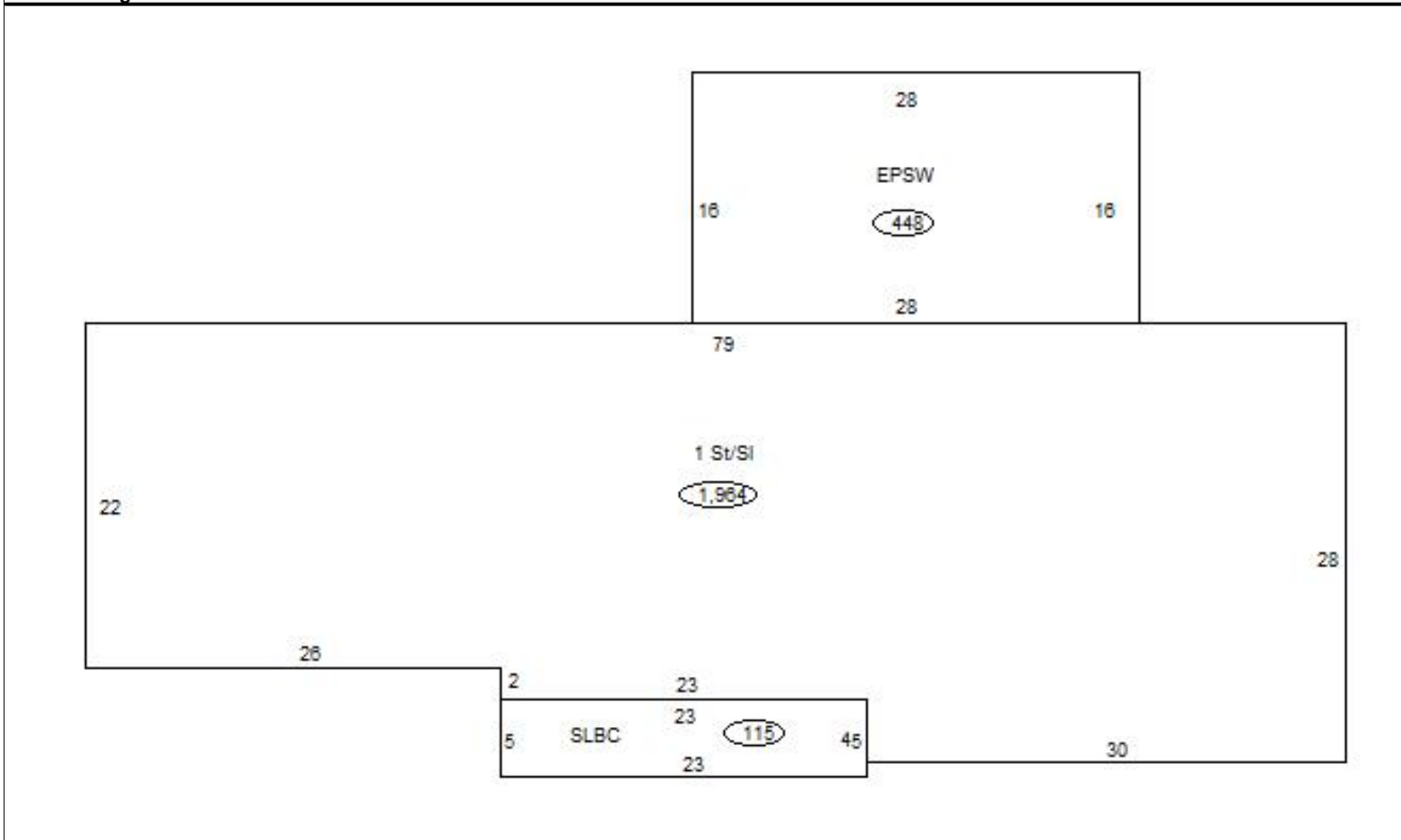
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Sketch Image

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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	1,964	1.000	1,964
2	M	PRCH		13	SLBC	115	1.000	115
3	M	EPSW		13	EPSW	448	1.000	448
Total Building Area						1,964		1,964



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	80x50x12	Concrete	Formed Metal	4,000	
Qual	3.5	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (26.41 x 4,000)		105,640	105,640	15,846	89,794	
LNTO	Lean To - Attached	12x80x12	Gravel	Formed Metal	960	
Qual	3.5	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
Base Cost (8.85 x 960)		8,496	8,496	3,653	4,843	
PATO	Patio - Open	4x80x0	Concrete		280	
Qual	4	Cond 4	Year 2016	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (11.54 x 280)		3,231	3,231	1,066	2,165	
PACN	Paving - Concrete	0x0x0	Concrete		3,700	
Qual	4	Cond 4	Year 2016	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
Base Cost (5.54 x 3,700)		20,498	20,498	4,305	16,193	