



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004940 <b>Parcel ID</b> 000000-00-0-00252-008-0005 <b>Cadastral ID</b> 06-20-16-05200 <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> 254726 STARR, FREDRIC R &  SHARON D 10584 E SECOND ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10584 2ND ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0005 / 0008 <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																																																																																																																									
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Lat/Long: 36.24670818 -95.64276876 LOT 5 BLOCK 8 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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> 0.9677 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,153.00 x 1.65 = 69,552 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 69,552		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Stone 5% Frame, Plywood or Hardbr
<b>Base/Total Area</b>	1,140 / 1,140
<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>	1,140
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 35

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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>	131,362	115.23	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>	152,430		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	114.57	<b>Total Misc Impr</b>	+	11,409			
<b>Roofing Adj</b>	+ 4.62	<b>Garage Cost</b>	+	15,646			
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	=	183,873			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	80,904			
<b>Plumbing Adj</b>	+ 8.09	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	102,969			
<b>Adj Base Cost</b>	= 137.56	<b>Lot Value</b>	+	69,552			
<b>Total Area</b>	x 1,140	<b>Indicated Value</b>	=	172,521			
<b>Adjusted Cost</b>	= 156,818	<b>Value Per SqFt</b>		151.33			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	102,969		
<b>Lot Value</b>	69,552		
<b>Indicated Value</b>	172,521	151.33	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	172,521	151.33	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	12539	14x6		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	12540	16x6		96	23.97		2,301
PATO	SLAB PORCH - OPEN	12541	20x10		200	9.98		1,996



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Sketch Image

660004940



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,140	1.000	1,140
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	96	1.000	96
5	M	PATO		13	Open Slab	200	1.000	200
<b>Total Building Area</b>						<b>1,140</b>		<b>1,140</b>