



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 660004941 Parcel ID 000000-00-0-00252-008-0006 Cadastral ID 06-20-16-05210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 180654 NICHOLS, DINAH GRACE	

10644 E 2ND ST
CLAREMORE OK 74019-0000

Parcel Location

Situs 10644 2ND ST
Subdivision DIXIE ESTATES
Lot/Block 0006 / 0008 **Parcel Size** 1 - Lots
Sec/Twn/Rng 6 / 20 / 16 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

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

Legal Description	Lat/Long: 36.24671697 -95.64201223	Building Permits										
LOT 6 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount								

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Bk/Pg	Grantor	Date	Price	Code

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	0	Land Value 72,352	25,052	11%	2,756	Assessed	7,558	787.03
Year Frozen	2005	Improvements 126,078	43,654		4,802	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value 198,430	68,706		7,558	Total Taxable	6,558	700.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004941	NICHOLS, DINAH GRACE	80	179,592	1000	6,558	700.00
2024	2024-660004941	NICHOLS, DINAH GRACE	80	171,733	1000	6,558	639.00
2023	2023-660004941	NICHOLS, DINAH GRACE	80	121,279	1000	6,558	630.00
2022	2022-660004941	NICHOLS, DINAH GRACE	80	119,249	1000	6,557	641.00
2021	2021-660004941	NICHOLS, DINAH GRACE	80	122,837	1000	6,558	624.00
2020	2020-660004941	NICHOLS, DINAH GRACE	80	120,998	1000	6,558	625.00
2019	2019-660004941	NICHOLS, DINAH GRACE	80	116,864	1000	6,558	635.00
2018	2018-660004941	NICHOLS, DINAH GRACE	80	121,493	1000	6,557	635.00
2017	2017-660004941	NICHOLS, DINAH GRACE	80	133,151	1000	6,558	637.00
2016	2016-660004941	NICHOLS, DINAH GRACE	80	129,904	1000	6,557	639.00
2015	2015-660004941	NICHOLS, DINAH GRACE	80	126,255	1000	6,558	644.00
2014	2014-660004941	NICHOLS, DINAH GRACE	80	127,202	1000	6,557	610.00
2013	2013-660004941	NICHOLS, DINAH GRACE	80	117,469	1000	6,557	631.00



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0549 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,951.00 x 1.57 = 72,352 Factor Value Adjustments 1.0000 Lot Value 72,352		
Residential Data Type 1 Single Family Residence Condition 3.5 - Average Quality 2.5 - Fair Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 90% Veneer, Masonry 10% Frame, Siding, Vinyl Base/Total Area 1,465 / 1,465 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,465 Fixture/RghIn 7 / Bed/F/H Bath 3 / 1.5 / Basement Area Garage Type 440 Attached Garage - Finished 2 Stalls Remodel Year/Eff Age 1975 / 35		

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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	163,323	111.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	221,280		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,055		
Lot Value	72,352		
Indicated Value	186,407	127.24	Per SqFt
Agland Value			
Site Improvements	12,023		
Total Value	198,430	135.45	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	12544	10x8		80	24.02		1,922
PATO	SLAB PORCH - OPEN	12545	10x8		80	10.86		869



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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	1,465	1.000	1,465
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,465		1,465



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x6	Plank	Composition Shingle	200
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.63 x 200)	4,726		4,726	2,174	2,552

	SHDS	Shed - Small	14x24x6	Plank	Composition Shingle	336
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (21.60 x 336)	7,258		7,258	3,339	3,919

	UTIL	Utility Building	12x24x8	Concrete	Formed Metal	288
	Qual	2	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (30.60 x 288)	8,813		8,813	3,261	5,552