




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:32:42  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004944 <b>Parcel ID</b> 000000-00-0-00252-008-0009 <b>Cadastral ID</b> 06-20-16-05240 <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> 343251 CHAMBERS, JESSE & HANNAH  10525 E THIRD ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10525 E 3RD ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0009 / 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					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24618378 -95.64352411 LOT 9 BLOCK 8 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> 0.9884 <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> 43,056.00 x 1.65 = 71,042 <b>Factor Value</b> <b>Adjustments</b> 1.5000 <b>Lot Value</b> 106,563		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,419 / 1,419
<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>	1,419
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	567 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	STANDARD -
<b>Year/Eff Age</b>	1975 / 24



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	114.63	<b>Total Misc Impr</b>	+ 8,352
<b>Roofing Adj</b>	+ 5.05	<b>Garage Cost</b>	+ 22,017
<b>Subfloor Adj</b>	+ -2.41	<b>Total RCN</b>	= 224,871
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 29%)</b>	- 65,213
<b>Plumbing Adj</b>	+ 7.16	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 159,658
<b>Adj Base Cost</b>	= 137.07	<b>Lot Value</b>	+ 106,563
<b>Total Area</b>	x 1,419	<b>Indicated Value</b>	= 266,221
<b>Adjusted Cost</b>	= 194,502	<b>Value Per SqFt</b>	187.61

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>	177,238	124.90	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	209,300 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	159,658		
<b>Lot Value</b>	106,563		
<b>Indicated Value</b>	266,221	187.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	266,221	187.61	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12555	15x5		75	26.69		2,002
PATO	SLAB PORCH - OPEN	12556	8x8		64	11.48		735



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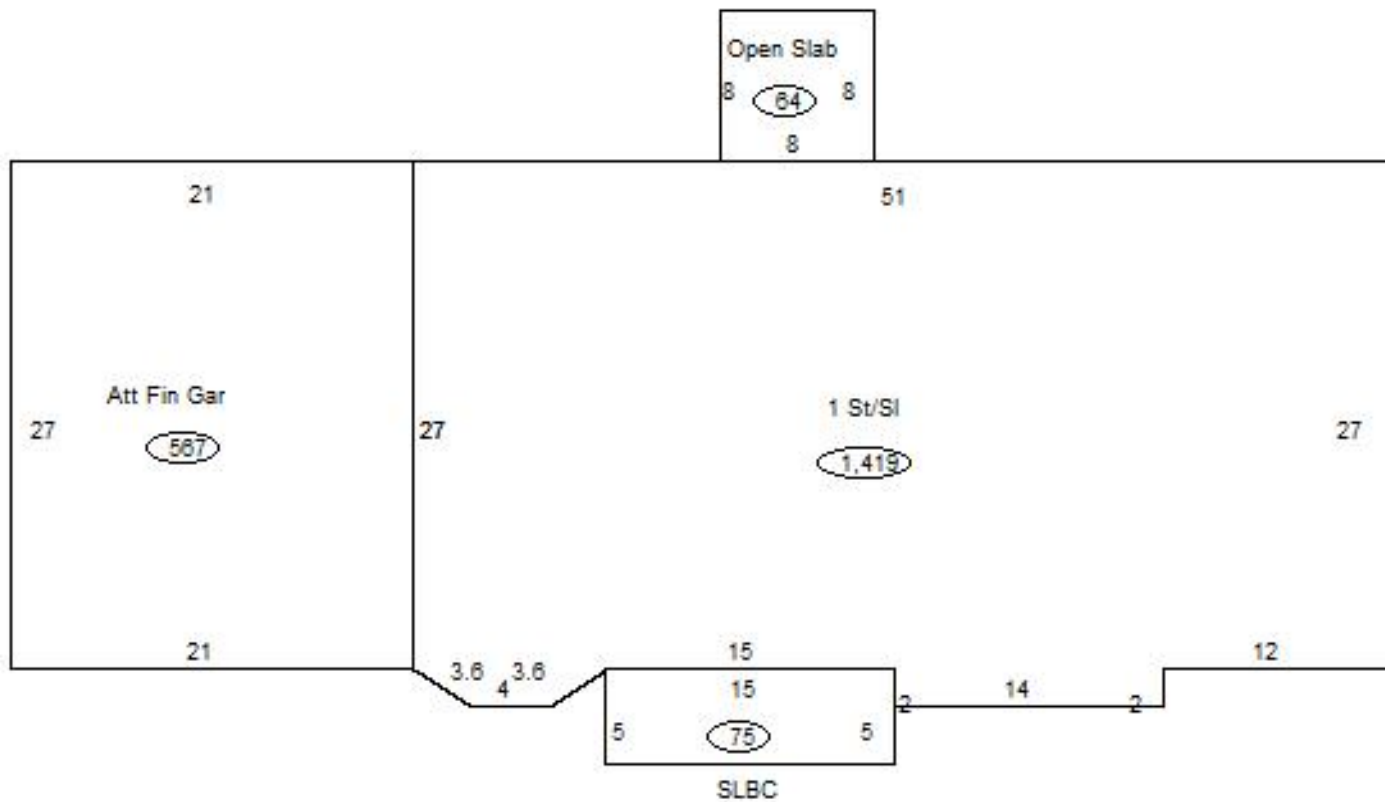
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### Sketch Image

660004944



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,419	1.000	1,419
2	G	5		13	Att Fin Gar	567	1.000	567
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PATO		13	Open Slab	64	1.000	64
<b>Total Building Area</b>						<b>1,419</b>		<b>1,419</b>