



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:44
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004945 Parcel ID 000000-00-0-00252-008-0010 Cadastral ID 06-20-16-05250 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 180714 PAYTON, BEN A & SALLY L 10477 E 3RD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10477 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0010 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9805		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	42,709.00 x 1.65 = 70,470		
Factor Value			
Adjustments	1.0000		
Lot Value	70,470		



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

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,236 / 1,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,236
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,289	125.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	184,360		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.34	Total Misc Impr	+ 16,825
Roofing Adj	+ 4.98	Garage Cost	+ 18,817
Subfloor Adj	+ -2.31	Total RCN	= 199,882
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 83,950
Plumbing Adj	+ 8.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,932
Adj Base Cost	= 132.88	Lot Value	+ 70,470
Total Area	x 1,236	Indicated Value	= 186,402
Adjusted Cost	= 164,240	Value Per SqFt	150.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,932		
Lot Value	70,470		
Indicated Value	186,402	150.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,402	150.81	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	12559	14x7		98	26.62		2,609
PRCH	SLAB PORCH - COVERED	12560	16x4		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	12561	22x12		264	26.10		6,890



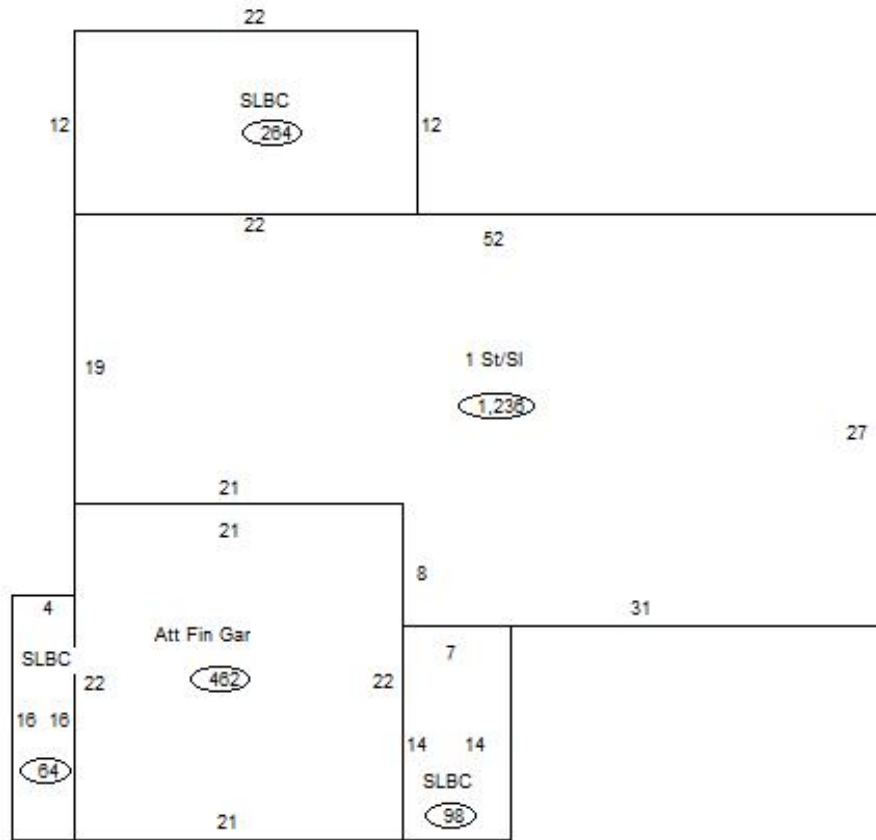
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 Time 03:32:44
 Page 3

Sketch Image

660004945



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,236	1.000	1,236
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						1,236		1,236