




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004948 <b>Parcel ID</b> 000000-00-0-00252-009-0001 <b>Cadastral ID</b> 06-20-16-05280 <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> 335528 HER, SUZUKI  10686 E SECOND ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10686 2ND ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0001 / 0009 <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: 36.24671722 -95.64107224																																																																																																																									
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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> 1.0439 <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> 45,474.00 x 1.59 = 72,257 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,257		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Stone 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,252 / 1,252
<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>	1,252
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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>	163,771	130.81	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	218,250		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	118.14	<b>Total Misc Impr</b>	+ 18,337				
<b>Roofing Adj</b>	+ 4.96	<b>Garage Cost</b>	+ 20,159				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 215,717				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 94,915				
<b>Plumbing Adj</b>	+ 8.12	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 120,802				
<b>Adj Base Cost</b>	= 141.55	<b>Lot Value</b>	+ 72,257				
<b>Total Area</b>	x 1,252	<b>Indicated Value</b>	= 193,059				
<b>Adjusted Cost</b>	= 177,221	<b>Value Per SqFt</b>	154.20				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	120,802		
<b>Lot Value</b>	72,257		
<b>Indicated Value</b>	193,059	154.20	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,457		
<b>Total Value</b>	195,516	156.16	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	12572		360	360	28.53		10,271
PRCH	SLAB PORCH - COVERED	12573		23x4	92	26.64		2,451



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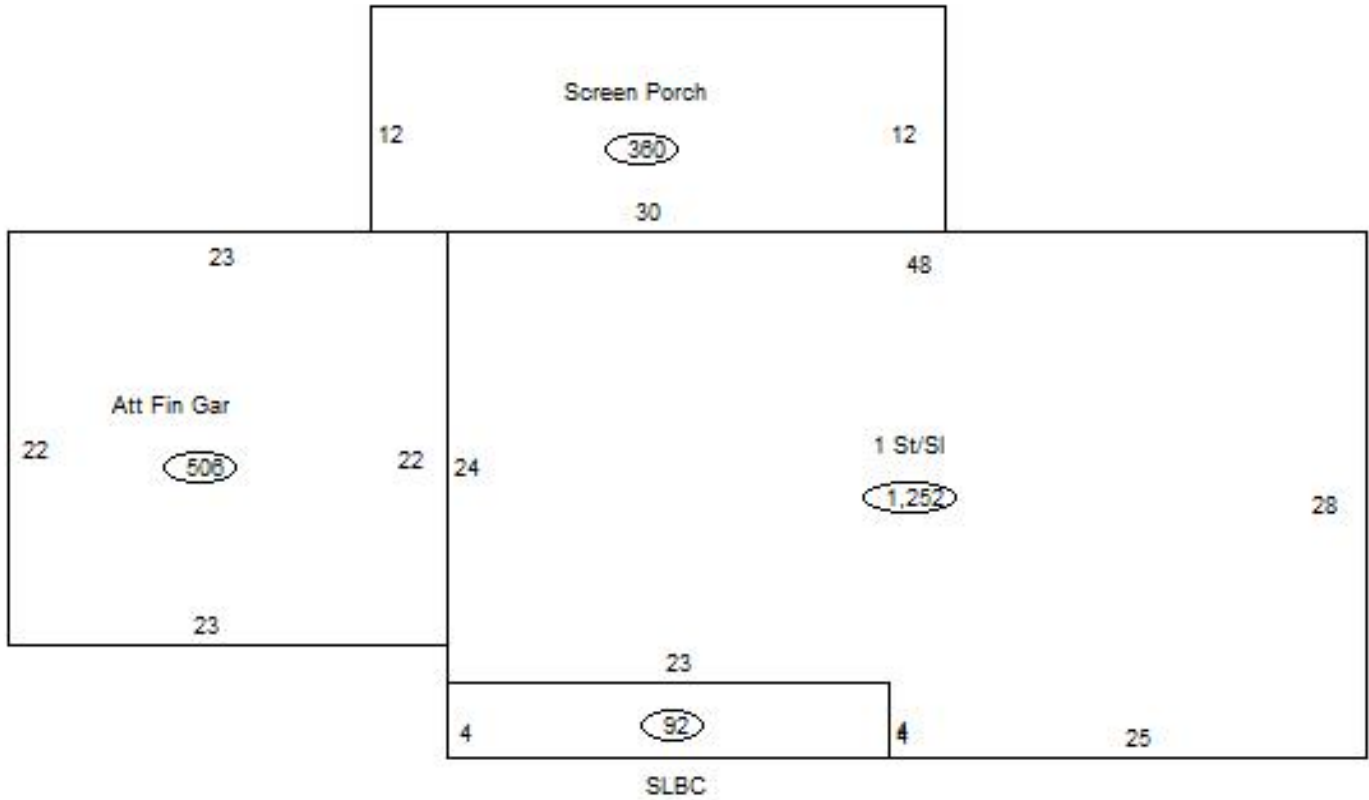
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Sketch Image

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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	1,252	1.000	1,252
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	EPKS		13	Screen Porch	360	1.000	360
4	M	PRCH		13	SLBC	92	1.000	92
<b>Total Building Area</b>						1,252		1,252



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	16x14x0	Concrete		224
	Qual	3	Cond 3	Year 1977	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (54.85 x 224)	12,286	12,286	9,829	2,457