




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 660004949 Parcel ID 000000-00-0-00252-009-0002 Cadastral ID 06-20-16-05290 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348486 EGGAR, HAROLD & KOURTNEY 10712 E SECOND ST CLAREMORE OK 74019-5471 Parcel Location Situs 10712 2ND ST Subdivision DIXIE ESTATES Lot/Block 0002 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021</p>																																																	
Legal Description Lat/Long: 36.24670405 -95.64024840																																																						
LOT 2 BLOCK 9 DIXIE ESTATES					Building Permits <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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	PAYNE, MATTHEW T &	10/09/2025	225,000	YES																																													
					/	GODDARD, TROY P	08/02/2018	151,500	YES																																													
					1351/410	HUGHEY, CHRISTOPHER L &	01/28/2002	96,000	YES																																													
					965/233	WOODS, GARY NORMAN	07/25/1994	64,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 72,054</td> <td>72,054</td> <td>11%</td> <td>7,926</td> <td>Assessed</td> <td>25,397</td> <td>2,644.64</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 158,829</td> <td>158,829</td> <td></td> <td>17,471</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 230,883</td> <td>230,883</td> <td></td> <td>25,397</td> <td>Total Taxable</td> <td>25,397</td> <td>2,645.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	Land Value 72,054	72,054	11%	7,926	Assessed	25,397	2,644.64	Year Frozen	0	Improvements 158,829	158,829		17,471	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 230,883	230,883		25,397	Total Taxable	25,397	2,645.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004949	PAYNE, MATTHEW T &	80	224,902	0	20,170	2,101.00																																															
2024	2024-660004949	PAYNE, MATTHEW T &	80	219,699	0	19,210	1,841.00																																															
2023	2023-660004949	PAYNE, MATTHEW T &	80	166,321	0	18,295	1,727.00																																															
2022	2022-660004949	PAYNE, MATTHEW T &	80	166,369	0	18,301	1,759.00																																															
2021	2021-660004949	PAYNE, MATTHEW T &	80	161,113	0	17,722	1,659.00																																															
2020	2020-660004949	PAYNE, MATTHEW T &	80	160,125	0	17,602	1,650.00																																															
2019	2019-660004949	PAYNE, MATTHEW T &	80	152,402	0	16,764	1,597.00																																															
2018	2018-660004949	PAYNE, MATTHEW T &	80	140,656	0	15,472	1,474.00																																															
2017	2017-660004949	GODDARD, TROY P	80	139,552	0	15,351	1,467.00																																															
2016	2016-660004949	GODDARD, TROY P	80	136,140	0	14,859	1,424.00																																															
2015	2015-660004949	GODDARD, TROY P	80	131,983	0	14,151	1,367.00																																															
2014	2014-660004949	GODDARD, TROY P	80	134,369	0	13,478	1,232.00																																															
2013	2013-660004949	GODDARD, TROY P	80	124,197	0	12,836	1,215.00																																															



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0207	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,462.00 x 1.62 = 72,054	
Factor Value		
Adjustments	1.0000	
Lot Value	72,054	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,700
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.8 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1974 / 26

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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	149,028	87.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	2,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.29	Total Misc Impr	+	9,319			
Roofing Adj	+ 4.64	Garage Cost	+				
Subfloor Adj	+ -2.31	Total RCN	=	229,639			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	73,484			
Plumbing Adj	+ 8.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	156,155			
Adj Base Cost	= 129.60	Lot Value	+	72,054			
Total Area	x 1,700	Indicated Value	=	228,209			
Adjusted Cost	= 220,320	Value Per SqFt		134.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,155		
Lot Value	72,054		
Indicated Value	228,209	134.24	Per SqFt
Agland Value			
Site Improvements	2,674		
Total Value	230,883	135.81	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	12575	16x6		96	26.63		2,556
PATO	SLAB PORCH - OPEN	12576	10x10		100	11.48		1,148



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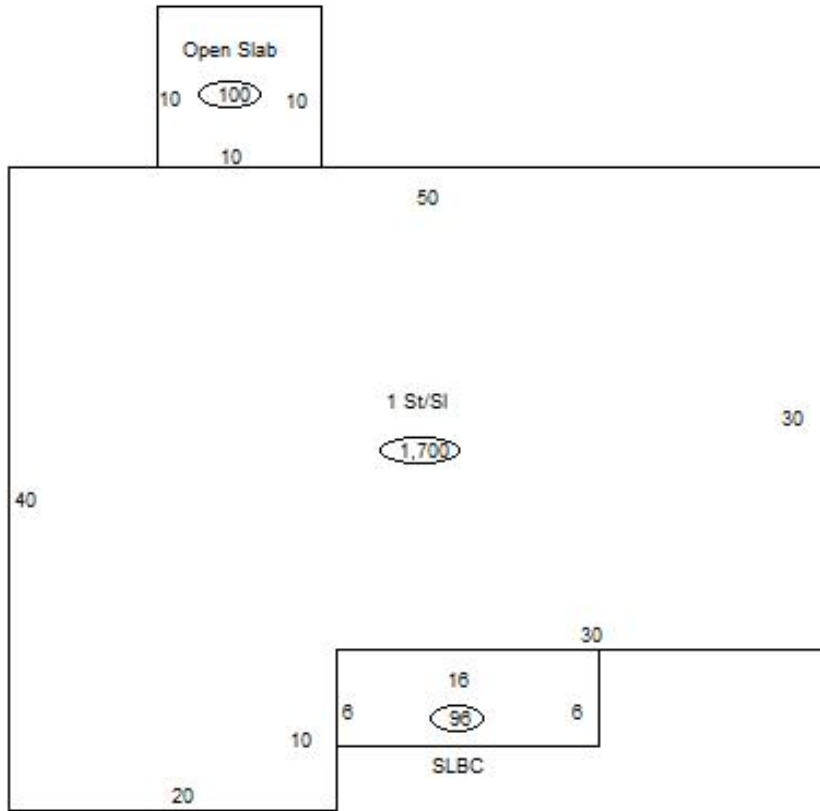
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Sketch Image

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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	1,700	1.000	1,700
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,700		1,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x20x8	Plank	Composition Shingle	160
	Qual 4	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (26.53 x 160)	4,245		4,245	1,571
				2,674