




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004950 Parcel ID 000000-00-0-00252-009-0003 Cadastral ID 06-20-16-05300 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 221424 SHAW, TWANA SUE & MICHAEL SHANE TITTLE 10754 E 2ND ST CLAREMORE OK 74019-0000 Parcel Location Situs 10754 2ND ST Subdivision DIXIE ESTATES Lot/Block 0003 / 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 Lot/Long: 36.24671532 -95.63950869 LOT 3 BLOCK 9 DIXIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0419		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,387.00 x 1.59 = 72,239		
Factor Value			
Adjustments	1.0000		
Lot Value	72,239		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,445 / 1,445
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,445
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	153,916	106.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	179,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.92	Total Misc Impr	+ 7,018				
Roofing Adj	+ 4.56	Garage Cost	+ 16,731				
Subfloor Adj	+ -1.19	Total RCN	= 219,026				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 96,371				
Plumbing Adj	+ 6.38	Lump Sums	+ 4,317				
Basement Adj	+ 0.00	RCNLD	= 126,972				
Adj Base Cost	= 135.14	Lot Value	+ 72,239				
Total Area	x 1,445	Indicated Value	= 199,211				
Adjusted Cost	= 195,277	Value Per SqFt	137.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,972		
Lot Value	72,239		
Indicated Value	199,211	137.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,211	137.86	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	12579	16x5		80	24.02		1,922
WODO	WOOD DECK - OPEN	12580	24x16		384	16.06	30%	4,317



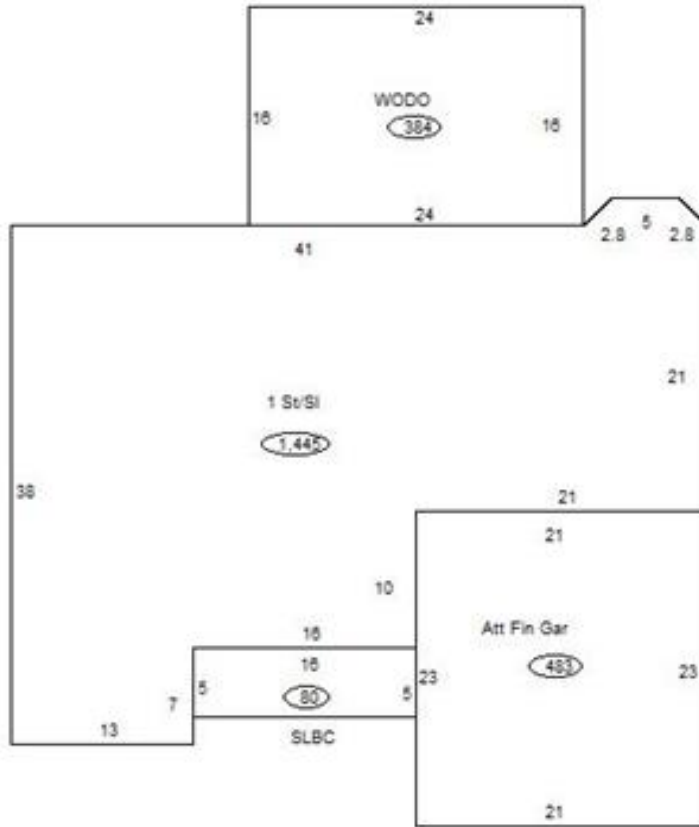
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Sketch Image

660004950



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,445	1.000	1,445
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	80	1.000	80
4	M	WODO		13	WODO	384	1.000	384
Total Building Area						1,445		1,445