



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 660004951 Parcel ID 000000-00-0-00252-009-0004 Cadastral ID 06-20-16-05310 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 180864 BLAN, RICK & ROILENE LIVING TRUST 10755 E 3RD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10755 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0004 / 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>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size						D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0359							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	45,124.00 x 1.60 = 72,187							
Factor Value								
Adjustments	1.0000							
Lot Value	72,187							
Residential Data								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl							
Base/Total Area	2,079 / 2,079							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,079							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.5 /							
Basement Area								
Garage Type	650 Attached Garage - Finished							
Remodel								
Year/Eff Age	1974 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	102.60	Total Misc Impr	+	12,550				
Roofing Adj	+ 4.22	Garage Cost	+	21,216				
Subfloor Adj	+ -1.09	Total RCN	=	286,635				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	126,119				
Plumbing Adj	+ 4.43	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	160,516				
Adj Base Cost	= 121.63	Lot Value	+	72,187				
Total Area	x 2,079	Indicated Value	=	232,703				
Adjusted Cost	= 252,869	Value Per SqFt		111.93				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	160,516							
Lot Value	72,187							
Indicated Value	232,703			111.93	Per SqFt			
Agland Value								
Site Improvements	31,337							
Total Value	264,040			127.00	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	12583	146		146	23.77		3,470
PATO	Patio - Open	12584	490		490	8.13		3,984



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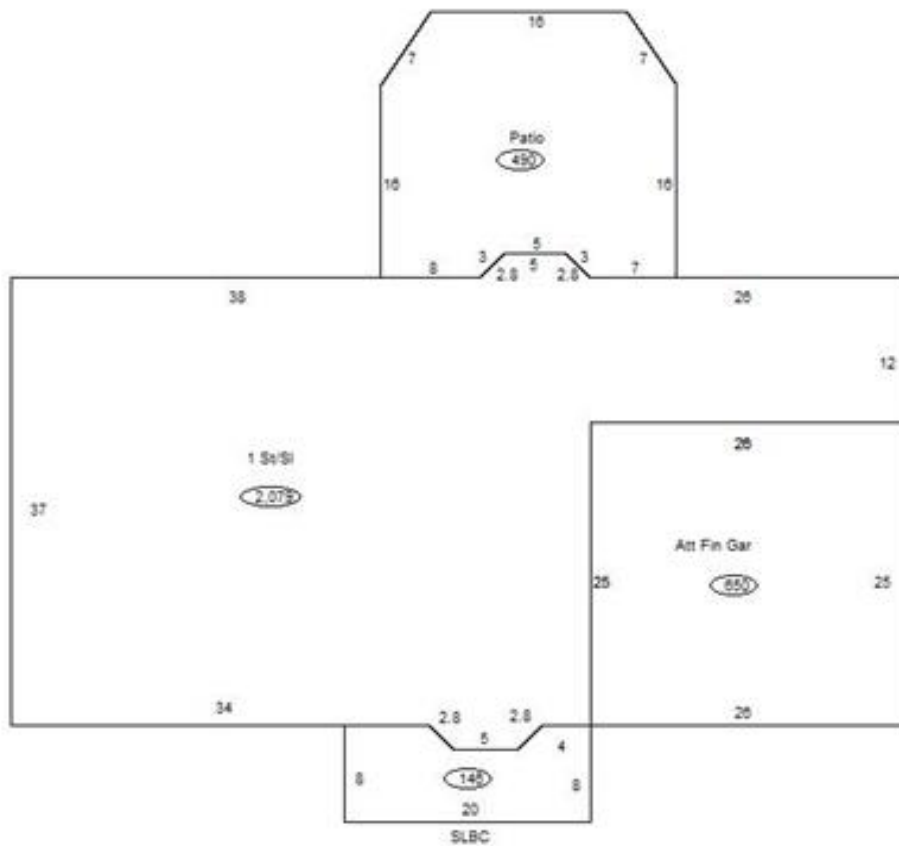
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Sketch Image

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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	2,079	1.000	2,079
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	146	1.000	146
4	M	PATO		13	Patio	490	1.000	490
Total Building Area						2,079		2,079



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		22x10x8	Plank	Composition Shingle	220
Qual	4	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (24.95 x 220)	5,489		5,489	549	4,940

UTIL	Utility Building		30x40x0	Concrete	Formed Metal	1,200
Qual	3	Cond 3	Year 2008	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (31.88 x 1,200)	38,256		38,256	11,859	26,397