



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:12:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016653 <b>Parcel ID</b> 000000-00-0-00150-002-0001 <b>Cadastral ID</b> 18-21-15-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 331084 PIRRONE, ERIC & JADE  10515 N 205TH E AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10515 N 205TH E AVE <b>Subdivision</b> CHAPARRAL ESTATES 1 <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30656204 -95.74413556																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.7788 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 121,043.00 x .86 = 104,220 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 104,220		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,266 / 2,266
<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>	2,266
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	605 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0510\IMG\_0017. 5/10/2022

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	103.89	<b>Total Misc Impr</b>	+ 22,067
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 18,465
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 329,492
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	- 102,143
<b>Plumbing Adj</b>	+ 8.61	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 227,349
<b>Adj Base Cost</b>	= 127.52	<b>Lot Value</b>	+ 104,220
<b>Total Area</b>	x 2,266	<b>Indicated Value</b>	= 331,569
<b>Adjusted Cost</b>	= 288,960	<b>Value Per SqFt</b>	146.32

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>	315,444	139.21	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>	392,900 Per SqFt

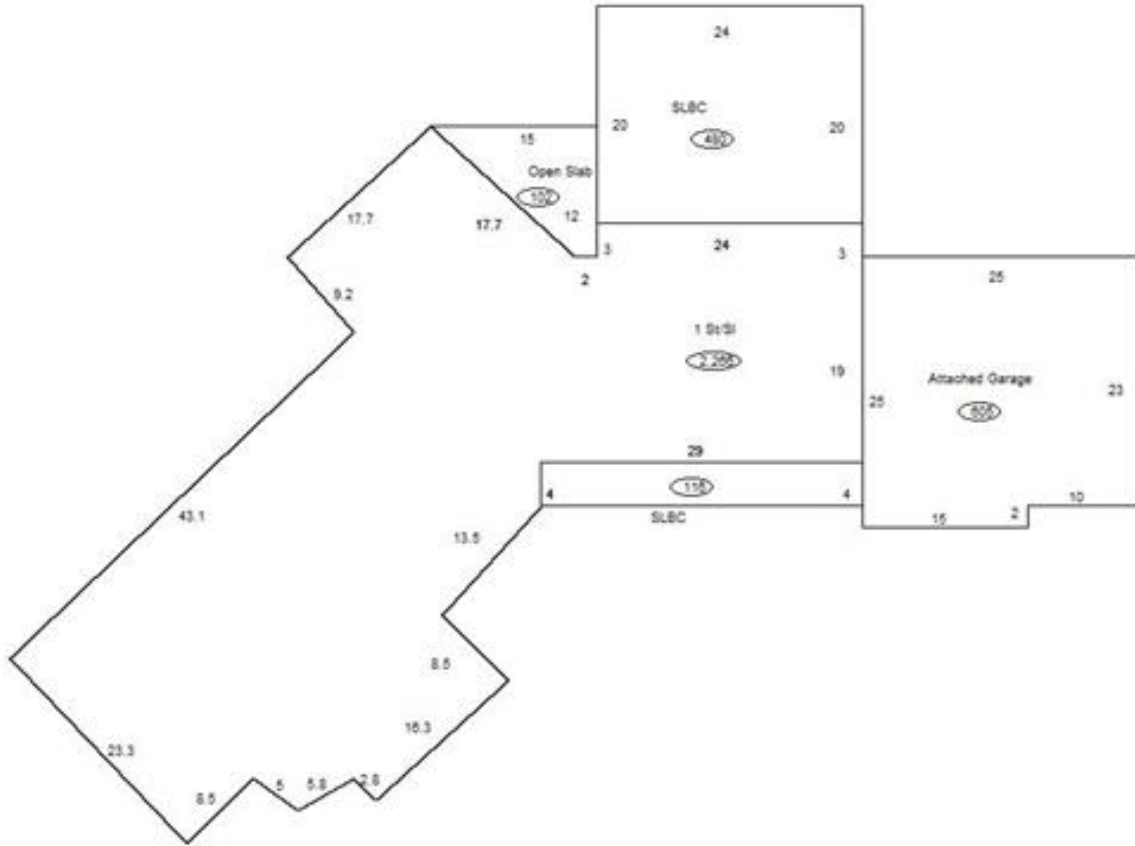
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	227,349		
<b>Lot Value</b>	104,220		
<b>Indicated Value</b>	331,569	146.32	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	54,468		
<b>Total Value</b>	386,037	170.36	Total Value Per SqFt

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	39859	29x4		116	26.56	3,081
PATO	SLAB PORCH - OPEN	39860	102		102	11.46	1,169
PRCH	SLAB PORCH - COVERED	39861	24x20		480	25.42	12,202



Sketch Image

660016653



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,266	1.000	2,266
2	G	1		13	Attached Garage	605	1.000	605
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PATO		13	Open Slab	102	1.000	102
5	M	PRCH		13	SLBC	480	1.000	480
<b>Total Building Area</b>						<b>2,266</b>		<b>2,266</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	45x40x0			1,800	
	Qual	Cond	Year	2021	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.26 x 1,800)		54,468		54,468	54,468	
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	3	Year	Eff Age	1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						