



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:16:40
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Assessment Data					Primary Image																																																																																																																				
Account 660025812 Parcel ID 000000-00-0-00846-002-0006 Cadastral ID 30-21-16-04000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 326693 BREIDFJORD, LYNDA 10695 DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 10695 DOGWOOD CT Subdivision TWIN OAKS ESTATES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0031.JPG 2/22/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.27590850 -95.63873834 LOT 6 BLOCK 2 TWIN OAKS ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6429		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	28,006.00 x 2.00 = 56,012		
Factor Value			
Adjustments	1.0000		
Lot Value	56,012		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,831 / 1,831
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,831
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	966 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	220,097 120.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	220,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	139,275
Lot Value	56,012
Indicated Value	195,287 106.66 Per SqFt
Agland Value	
Site Improvements	234
Total Value	195,521 106.78 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.90	Total Misc Impr	+ 20,984
Roofing Adj	+ 4.35	Garage Cost	+ 24,788
Subfloor Adj	+ -1.14	Total RCN	= 267,836
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 128,561
Plumbing Adj	+ 5.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,275
Adj Base Cost	= 121.28	Lot Value	+ 56,012
Total Area	x 1,831	Indicated Value	= 195,287
Adjusted Cost	= 222,064	Value Per SqFt	106.66

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	63019	4x4		16	24.22		388
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	63020	26x24		624	24.84		15,500



Rogers

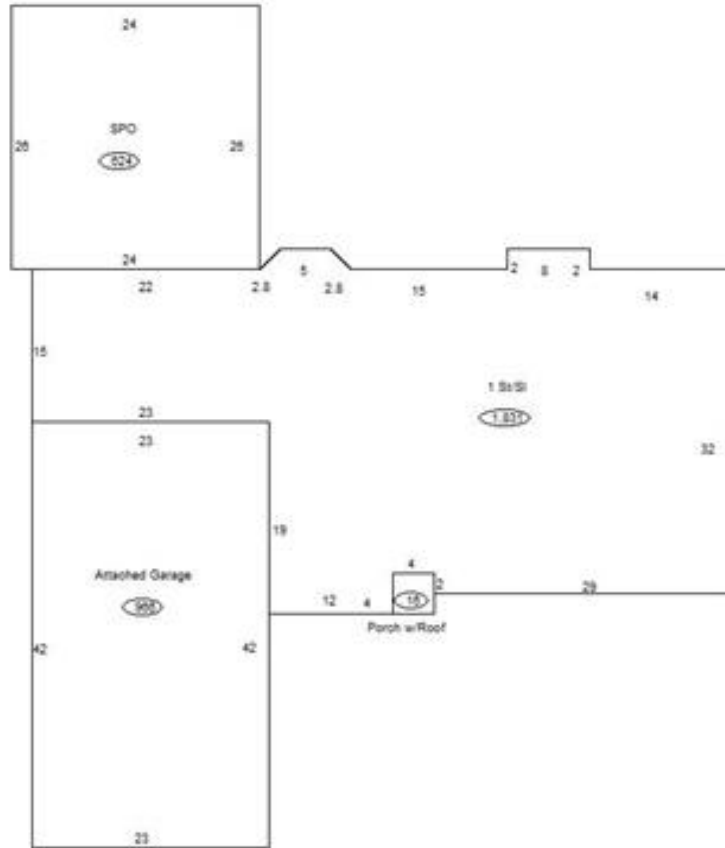
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Sketch Image

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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	1,831	1.000	1,831
2	G	1		13	Attached Garage	966	1.000	966
3	M	PRCH		13	SLBC	16	1.000	16
4	M	EPKS		13	Screen Porch	624	1.000	624
Total Building Area						1,831		1,831



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			100
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 100)		468		468 234	234
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					