



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660025818 Parcel ID 000000-00-0-00846-002-0012 Cadastral ID 30-21-16-04060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 98344 LAFFOON, WILLIAM VERNON & HAZEL ANN-TRUSTEES 10688 DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 10688 DOGWOOD CT Subdivision TWIN OAKS ESTATES Lot/Block 0012 / 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_0044.JPG 2/21/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5494	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	23,931.00 x 2.00 = 47,862	
Factor Value		
Adjustments	1.0000	
Lot Value	47,862	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Metal
Base/Total Area	1,578 / 2,019
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,578
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1976 / 29



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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	223,028	110.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	197,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.86	Total Misc Impr	+	10,572			
Roofing Adj	+ 3.85	Garage Cost	+	17,756			
Subfloor Adj	+ -1.80	Total RCN	=	271,093			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	97,593			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	173,500			
Adj Base Cost	= 120.24	Lot Value	+	47,862			
Total Area	x 2,019	Indicated Value	=	221,362			
Adjusted Cost	= 242,765	Value Per SqFt		109.64			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,500		
Lot Value	47,862		
Indicated Value	221,362	109.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,362	109.64	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
PATO	SLAB PORCH - OPEN	63040	11x7		77	11.48		884
PRCH	SLAB PORCH - COVERED	63041	14x11		154	26.45		4,073



Rogers

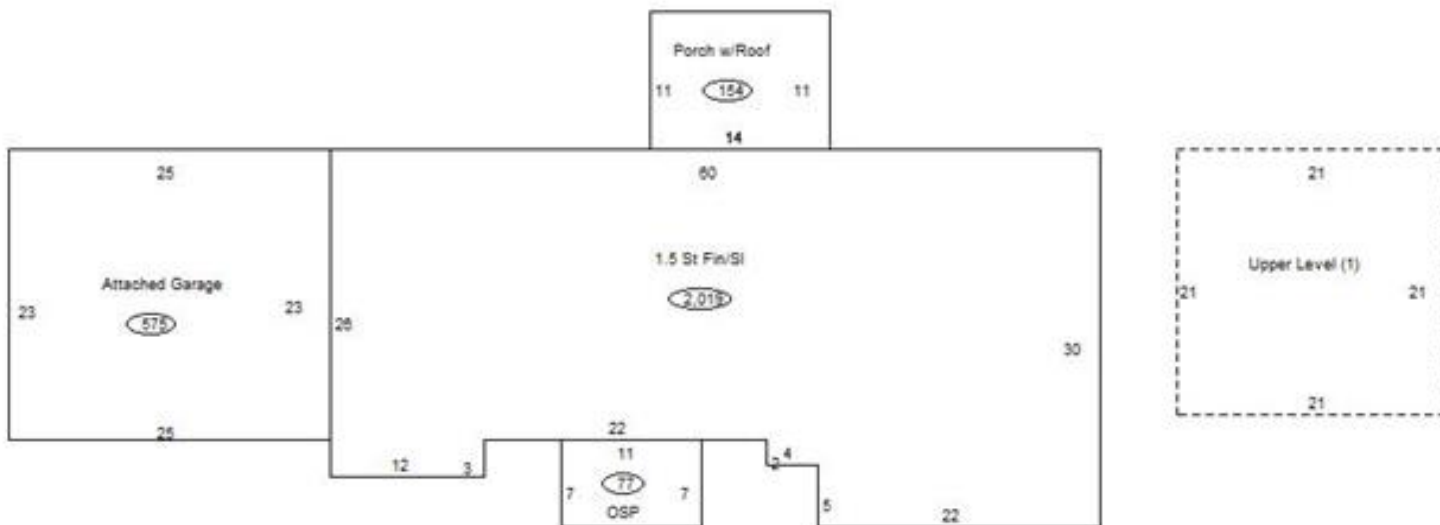
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,578	1.279	2,019
2	G	1		13	Attached Garage	575	1.000	575
3	M	PATO		13	Open Slab	77	1.000	77
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL		13	Upper Level (1)	441	1.000	441
Total Building Area						1,578		2,019



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	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)					