



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:17:53
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Assessment Data					Primary Image																																																																																																																				
Account 660025853 Parcel ID 000000-00-0-00849-004-0002 Cadastral ID 30-21-16-08010 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 316674 POPE, ROBERT HOLLIS 10752 E BIRCH ST CLAREMORE OK 74019-0000 Parcel Location Situs 10752 E BIRCH ST Subdivision TWIN OAKS ESTATES II Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-03-22\IMG_0113.JPG 3/25/2019</p>																																																																																																																				
Legal Description Lot/Long: 36.27271602 -95.63724567 LOT 2 BLOCK 4 TWIN OAKS EST. 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6572	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	28,628.00 x 2.00 = 57,256	
Factor Value		
Adjustments	1.0000	
Lot Value	57,256	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	1,756 / 1,756
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,756
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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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	192,809	109.80	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	193,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,384		
Lot Value	57,256		
Indicated Value	184,640	105.15	Per SqFt
Agland Value			
Site Improvements	13,648		
Total Value	198,288	112.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.56	Total Misc Impr	+	12,577			
Roofing Adj	+ 4.38	Garage Cost	+	14,821			
Subfloor Adj	+ -1.15	Total RCN	=	240,348			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	112,964			
Plumbing Adj	+ 8.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	127,384			
Adj Base Cost	= 121.27	Lot Value	+	57,256			
Total Area	x 1,756	Indicated Value	=	184,640			
Adjusted Cost	= 212,950	Value Per SqFt		105.15			

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	63161	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	63162	24x12		288	23.29		6,708



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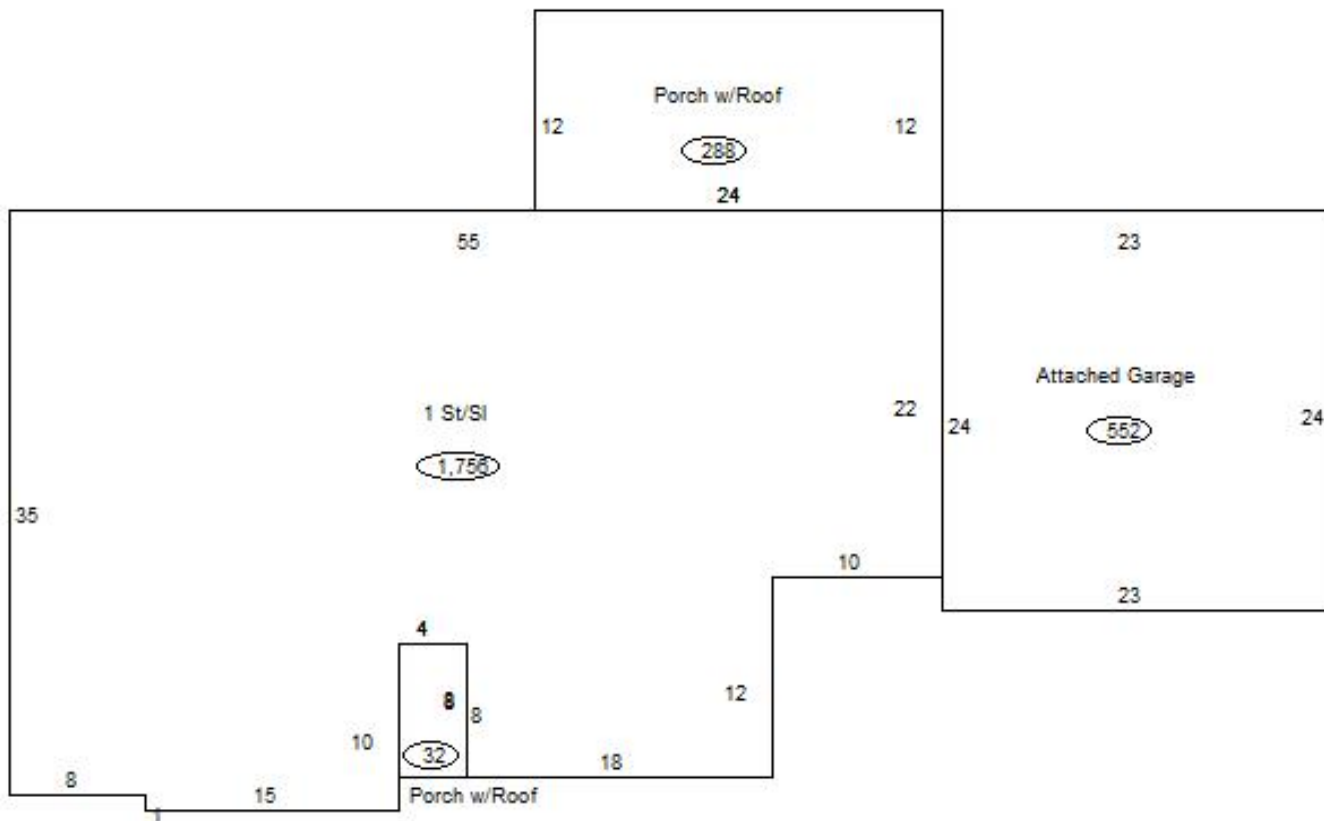
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Sketch Image

660025853



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,756	1.000	1,756
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	288	1.000	288
Total Building Area						1,756		1,756



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x24x0			432
	Qual 2	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary Base Cost (35.24 x 432) 15,224		Modifier Total	RCN 15,224	Depr (15% Phys/ % Func) 2,284	RCNLD 12,940
	STA	STG AVG	0x0x0			144
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.02 x 144) 1,011		Modifier Total	RCN 1,011	Depr (30% Phys/ % Func) 303	RCNLD 708