



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:07:52  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025857 <b>Parcel ID</b> 000000-00-0-00849-004-0006 <b>Cadastral ID</b> 30-21-16-08050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 320458 SEC OF VETERANS AFFAIRS  3401 W END AVE STE 760W NASHVILLE TN 37203-0000  <b>Parcel Location</b> <b>Situs</b> 10652 E BIRCH ST <b>Subdivision</b> TWIN OAKS ESTATES II <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27278169 -95.63937671																																																																																																																									
<b>Legal Description</b> LOT 6 BLOCK 4 TWIN OAKS EST. 2					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1731 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,100.00 x 1.85 = 94,660 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 94,660		

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% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,498 / 2,518
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,498
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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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>	256,477	101.86	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	216,920		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.83	<b>Total Misc Impr</b>	+ 12,009				
<b>Roofing Adj</b>	+ 2.89	<b>Garage Cost</b>	+ 16,627				
<b>Subfloor Adj</b>	+ -1.38	<b>Total RCN</b>	= 304,961				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 134,183				
<b>Plumbing Adj</b>	+ 7.76	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 170,778				
<b>Adj Base Cost</b>	= 109.74	<b>Lot Value</b>	+ 94,660				
<b>Total Area</b>	x 2,518	<b>Indicated Value</b>	= 265,438				
<b>Adjusted Cost</b>	= 276,325	<b>Value Per SqFt</b>	105.42				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	170,778		
<b>Lot Value</b>	94,660		
<b>Indicated Value</b>	265,438	105.42	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	265,438	105.42	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	63177	10x5		50	26.77		1,339
PRCH	SLAB PORCH - COVERED	63179	16x12		192	26.33		5,055
SHLT	STORM SHELTER			1	2019	0.00		



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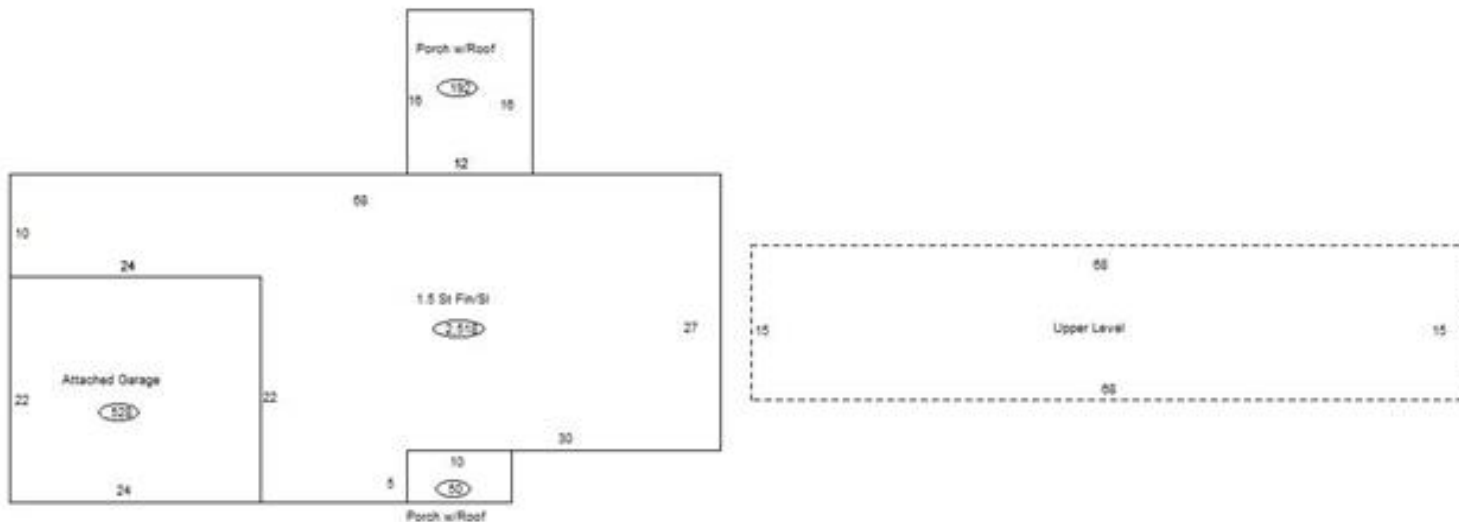
Date 04/17/2026

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### Sketch Image

660025857



### 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	1,498	1.681	2,518
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	50	1.000	50
4	U	^UL	Overhang	13	Upper Level	1,020	1.000	1,020
5	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						1,498		2,518



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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	
	<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 )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
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	Base Cost (4.68 x )					