



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:24:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025893 Parcel ID 000000-00-0-00855-001-0006 Cadastral ID 30-21-16-10220 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 346512 ROLEY, SHARON K TRUST 10876 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10876 E 510 RD Subdivision TWIN OAKS 4 Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27819527 -95.63457119																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4451 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,387.00 x 2.00 = 38,774 Factor Value Adjustments 1.8512 Lot Value 71,778		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (347)\IMG_0009.JPG 4/19/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,284 / 1,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	KRM -
Year/Eff Age	1996 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	159,842 124.49 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	40,730 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	155,230
Lot Value	71,778
Indicated Value	227,008 176.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	227,008 176.80 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.40	Total Misc Impr	+	26,374
Roofing Adj	+ 4.47	Garage Cost	+	12,100
Subfloor Adj	+ -1.27	Total RCN	=	199,013
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	43,783
Plumbing Adj	+ 10.96	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	155,230
Adj Base Cost	= 125.03	Lot Value	+	71,778
Total Area	x 1,284	Indicated Value	=	227,008
Adjusted Cost	= 160,539	Value Per SqFt		176.80

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	63332	12x4		48	24.12		1,158
PATO	SLAB PORCH - OPEN	63333	40x12		480	8.13		3,902
EPSW	ENCLOSED PORCH - SOLID WALL	63334	22x12		264	61.43		16,218
SHLT	STORM SHELTER (BACKYARD)		6x10	2000	60	0.00		



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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)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					