




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                         |                             |                  |                  | Primary Image   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|---|-------------------------|-----------------------------|------------------|------------------|---|-------------------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 660025895<br><b>Parcel ID</b> 000000-00-0-00855-001-0008<br><b>Cadastral ID</b> 30-21-16-10240<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> URP VI Area 1<br><b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE<br><b>Name ID</b> 339167<br>SELTENREICH, VICKIE & ALLEN<br><br>10944 E 510 RD<br>CLAREMORE OK 74019-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 10944 E 510 RD<br><b>Subdivision</b> TWIN OAKS 4<br><b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5<br><b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE<br><b>School District</b> S001 - CLAREMORE SCHOOLS |                         |                             |                  |                  |  <p>\\tsclient\T\TOMMY DUNLAP\New folder (152)\IMG_0052.JPG 3/1/2023</p>  |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.27817157 -95.63358379   |                         |                             |                  |                  |   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LOT 8 BLOCK 1 TWIN OAKS 4   |                         |                             |                  |                  | <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 colspan="5"> </td> </tr> </tbody> </table> |                               |                      |                      |                    | Number | Description | Opened | Closed | Amount |  |  |  |  |  |
| Number  | Description             | Opened                      | Closed           | Amount           |   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|   |                         |                             |                  |                  |   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>   |                         |                             |                  |                  | <b>Sale History</b>   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>   | <b>Type</b>             | <b>Active</b>               | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>                | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |  |  |  |  |  |
| H   | Homestead               | No                          | 1,000            |                  | /   | ROLEN, JIM & DORIS            | 07/13/2022           | 239,500              | YES                |        |             |        |        |        |  |  |  |  |  |
|   |                         |                             |                  |                  | 1019/181  | VERDIGRIS VALLEY-CONSTRUCTION | 03/14/1996           | 12,500               | Yes                |        |             |        |        |        |  |  |  |  |  |
|   |                         |                             |                  |                  | 1019/182  | SMITH, GARY D &               | 03/14/1996           | 12,500               | Yes                |        |             |        |        |        |  |  |  |  |  |
|   |                         |                             |                  |                  | 901/653   | CHRISTIAN, NORMAN P           | 12/02/1992           | 0                    | No                 |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>   |                         |                             |                  |                  |   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>   | <b>REAL</b>             |                             | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>               | <b>Levy Rate</b>     | 109.172              | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| <b>Remove Cap</b>   | 2023                    | <b>Land Value</b>           | 38,492           | 38,492           | 11%   | 4,234                         | <b>Assessed</b>      | 25,731               | 2,809.10           |        |             |        |        |        |  |  |  |  |  |
| <b>Year Frozen</b>  | 2006                    | <b>Improvements</b>         | 195,427          | 195,427          |   | 21,497                        | <b>Penalty</b>       | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Uncapped Value</b>   | 0                       | <b>Mobile Home</b>          | 0                | 0                |   | 0                             | <b>Exemption</b>     | 0                    | 0.00               |        |             |        |        |        |  |  |  |  |  |
| <b>TIF Project ID</b>   | 0                       | <b>Total Value</b>          | 233,919          | 233,919          |   | 25,731                        | <b>Total Taxable</b> | 25,731               | 2,809.00           |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>   |                         |                             |                  |                  |   |                               |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>   | <b>Statement Number</b> | <b>Billed Owner</b>         |                  |                  | <b>Tax Area</b>   | <b>Total Value</b>            | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |  |  |  |  |  |
| 2025  | 2025-660025895          | SELTENREICH, VICKIE & ALLEN |                  |                  | 85  | 231,217                       | 0                    | 25,434               | 2,777.00           |        |             |        |        |        |  |  |  |  |  |
| 2024  | 2024-660025895          | SELTENREICH, VICKIE & ALLEN |                  |                  | 85  | 242,091                       | 0                    | 26,630               | 2,735.00           |        |             |        |        |        |  |  |  |  |  |
| 2023  | 2023-660025895          | SELTENREICH, VICKIE & ALLEN |                  |                  | 85  | 239,500                       | 0                    | 26,345               | 2,684.00           |        |             |        |        |        |  |  |  |  |  |
| 2022  | 2022-660025895          | SELTENREICH, VICKIE & ALLEN |                  |                  | 85  | 191,119                       | 1000                 | 13,434               | 1,393.00           |        |             |        |        |        |  |  |  |  |  |
| 2021  | 2021-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 179,602                       | 1000                 | 13,435               | 1,335.00           |        |             |        |        |        |  |  |  |  |  |
| 2020  | 2020-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 179,962                       | 1000                 | 13,434               | 1,379.00           |        |             |        |        |        |  |  |  |  |  |
| 2019  | 2019-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 171,455                       | 1000                 | 13,435               | 1,393.00           |        |             |        |        |        |  |  |  |  |  |
| 2018  | 2018-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 176,716                       | 1000                 | 13,435               | 1,390.00           |        |             |        |        |        |  |  |  |  |  |
| 2017  | 2017-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 174,800                       | 1000                 | 13,435               | 1,381.00           |        |             |        |        |        |  |  |  |  |  |
| 2016  | 2016-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 170,632                       | 1000                 | 13,434               | 1,408.00           |        |             |        |        |        |  |  |  |  |  |
| 2015  | 2015-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 166,875                       | 1000                 | 13,434               | 1,358.00           |        |             |        |        |        |  |  |  |  |  |
| 2014  | 2014-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 169,895                       | 1000                 | 13,435               | 1,395.00           |        |             |        |        |        |  |  |  |  |  |
| 2013  | 2013-660025895          | ROLEN, JIM & DORIS          |                  |                  | 85  | 160,932                       | 1000                 | 13,435               | 1,378.00           |        |             |        |        |        |  |  |  |  |  |




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| Lot Data  | Square-Foot - NBHD 1113 #1 | Primary Image  |
|---|----------------------------|--|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 1<br><b>Non-Ag Acres</b> 0.4418<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 19,246.00 x 2.00 = 38,492<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 38,492 |                            |  |

| Residential Data       |   |
|------------------------|---|
| <b>Type</b>            | 1 Single Family Residence                 |
| <b>Condition</b>       | 3 - Average                               |
| <b>Quality</b>         | 2.5 - Fair                                |
| <b>Architecture</b>    |   |
| <b>Style</b>           | 100% One Story                            |
| <b>Exterior Wall</b>   | 100% Veneer, Stone                        |
| <b>Base/Total Area</b> | 1,679 / 1,679                             |
| <b>Style</b>           | 100% One Story                            |
| <b>HVAC</b>            | 100% Warmed & Cooled Air                  |
| <b>Roof Cover</b>      | 1 Composition Shingle                     |
| <b>Area on Slab</b>    | 1,679                                     |
| <b>Fixture/RghIn</b>   | 11 /                                      |
| <b>Bed/F/H Bath</b>    | 3 / 2.0 /                                 |
| <b>Basement Area</b>   |   |
| <b>Garage Type</b>     | 440 Attached Garage - Unfinished 2 Stalls |
| <b>Remodel</b>         |   |
| <b>Year/Eff Age</b>    | 1996 / 23                                 |

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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> | 200,288 | 119.29 | Per SqFt |

| Direct Comparables      |         |                  |          |
|-------------------------|---------|------------------|----------|
| <b>Selection Model</b>  | A       | Adam Test        |          |
| <b>Adjustment Model</b> | 1       | 2022 Residential |          |
| <b>Comparables</b>      | 4       |                  |          |
| <b>Indicated Value</b>  | 215,250 |                  | Per SqFt |

| Cost Approach        |           |                            |   | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|---|------------------|--|--|--|
| <b>Base Cost</b>     | 110.26    | <b>Total Misc Impr</b>     | + | 22,123           |  |  |  |
| <b>Roofing Adj</b>   | + 4.42    | <b>Garage Cost</b>         | + | 12,487           |  |  |  |
| <b>Subfloor Adj</b>  | + -1.15   | <b>Total RCN</b>           | = | 258,572          |  |  |  |
| <b>Heat/Cool Adj</b> | + 11.47   | <b>Depreciation ( 30%)</b> | - | 77,572           |  |  |  |
| <b>Plumbing Adj</b>  | + 8.39    | <b>Lump Sums</b>           | + | 0                |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = | 181,000          |  |  |  |
| <b>Adj Base Cost</b> | = 133.39  | <b>Lot Value</b>           | + | 38,492           |  |  |  |
| <b>Total Area</b>    | x 1,679   | <b>Indicated Value</b>     | = | 219,492          |  |  |  |
| <b>Adjusted Cost</b> | = 223,962 | <b>Value Per SqFt</b>      |   | 130.73           |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 181,000       |        |                      |
| <b>Lot Value</b>         | 38,492        |        |                      |
| <b>Indicated Value</b>   | 219,492       | 130.73 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> | 14,427        |        |                      |
| <b>Total Value</b>       | 233,919       | 139.32 | Total Value Per SqFt |

| Miscellaneous Improvements |                                 |           |      |      |       |           |            |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------------|
| Code                       | Description                     | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| FPR1                       | FIREPLACE - RESIDENTIAL 1 STORY | 0         |      | 2    | 2     | 5,095.98  | 10,192     |
| PRCH                       | SLAB PORCH - COVERED            | 63342     |      | 412  | 412   | 23.03     | 9,488      |
| PRCH                       | SLAB PORCH - COVERED            | 63343     |      | 102  | 102   | 23.95     | 2,443      |



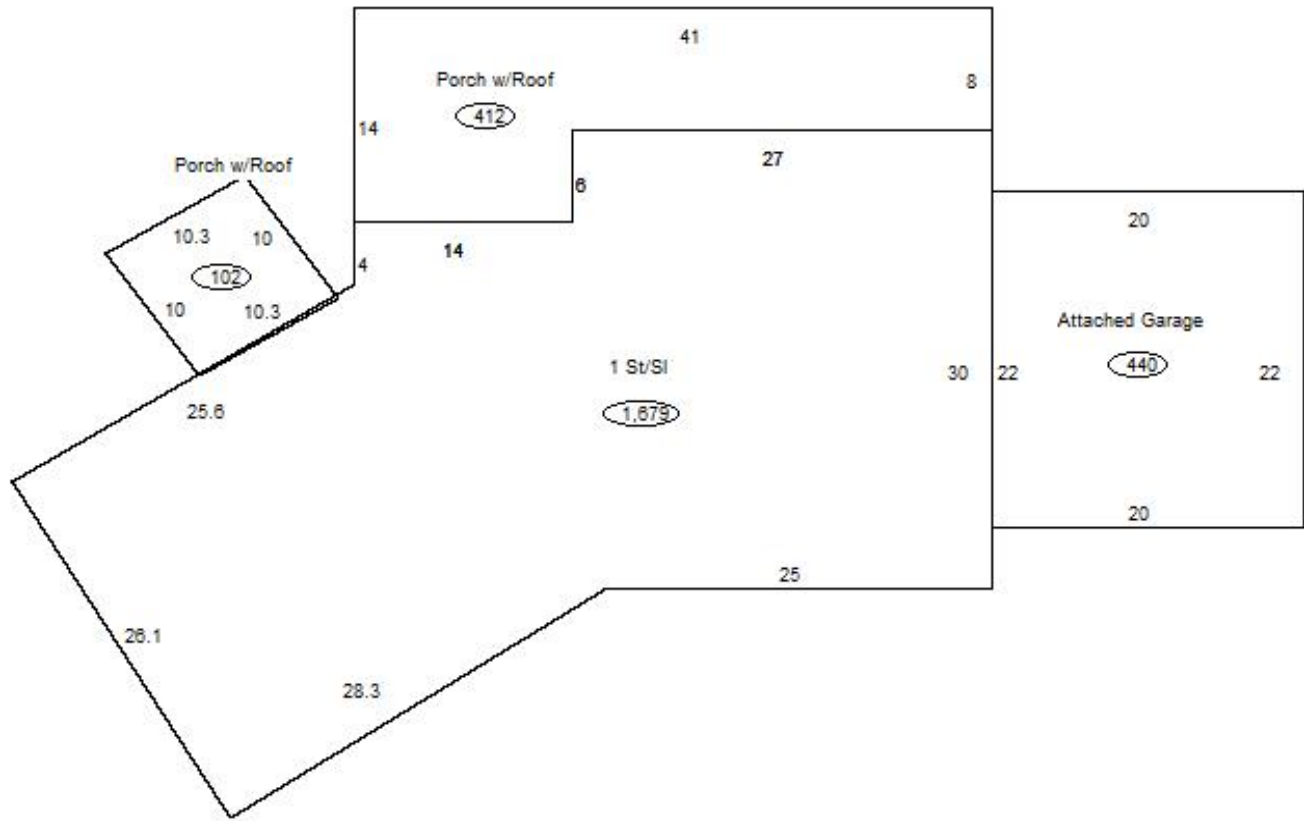
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Sketch Image

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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/Sl         | 1,679        | 1.000      | 1,679        |
| 2                          | G    | 1    |            | 13    | Attached Garage | 440          | 1.000      | 440          |
| 3                          | M    | PRCH |            | 13    | SLBC            | 412          | 1.000      | 412          |
| 4                          | M    | PRCH |            | 13    | SLBC            | 102          | 1.000      | 102          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>1,679</b> |            | <b>1,679</b> |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description              | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|--------------------------|-----------------------|------------|--------------------------------|--------------|
|  | GRDT   | GARAGE - DETACHED        | 0x0x0                 |            |                                | 609          |
|  | Qual 3 | Cond 3                   | Year                  | Eff Age    |                                |              |
|  |        | <b>Valuation Summary</b> | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (15% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (27.87 x 609)  | 16,973                | 16,973     | 2,546                          | 14,427       |