



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 660025899 Parcel ID 000000-00-0-00855-001-0012 Cadastral ID 30-21-16-10280 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 278612 KNAUST, BRETT & KIMBERLEE 10861 E SYCAMORE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 10861 E SYCAMORE AVE Subdivision TWIN OAKS 4 Lot/Block 0012 / 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: 36.27781325 -95.63410824																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4048	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,631.00 x 2.00 = 35,262	
Factor Value		
Adjustments	1.0000	
Lot Value	35,262	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,050 / 2,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,050
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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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	194,197	94.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	185,430		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,969		
Lot Value	35,262		
Indicated Value	190,231	92.80	Per SqFt
Agland Value			
Site Improvements	2,385		
Total Value	192,616	93.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.96	Total Misc Impr	+	17,321			
Roofing Adj	+ 4.24	Garage Cost	+	12,487			
Subfloor Adj	+ -1.09	Total RCN	=	276,731			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	121,762			
Plumbing Adj	+ 6.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,969			
Adj Base Cost	= 120.45	Lot Value	+	35,262			
Total Area	x 2,050	Indicated Value	=	190,231			
Adjusted Cost	= 246,923	Value Per SqFt		92.80			

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	63359		126	126	23.85		3,005
PRCH	SLAB PORCH - COVERED	63360		400	400	23.05		9,220



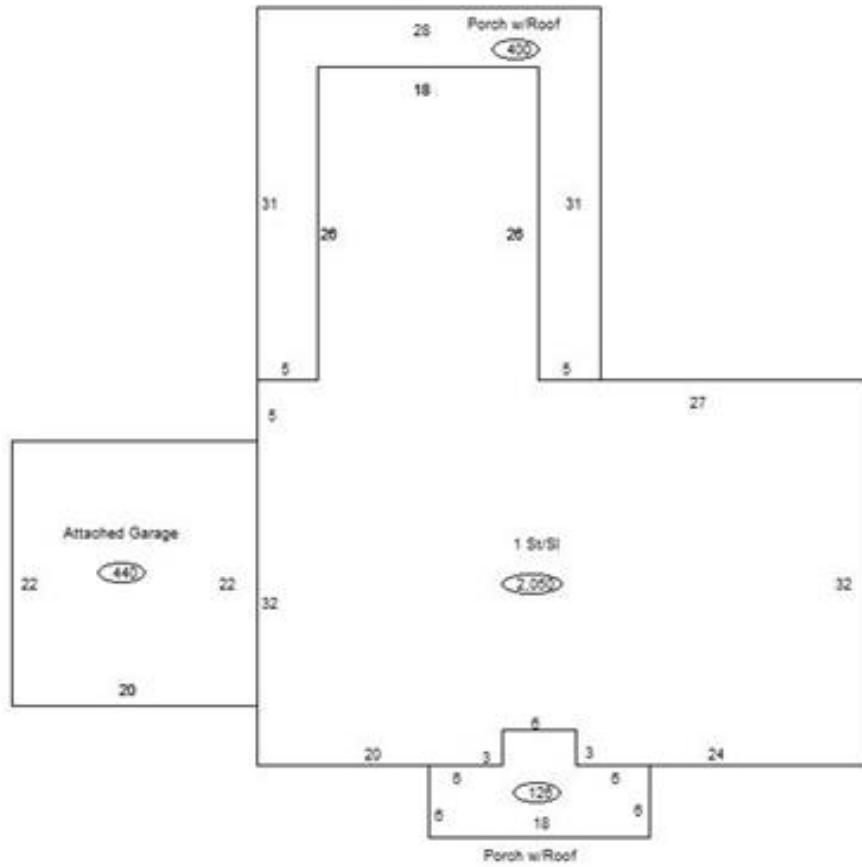
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Sketch Image

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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	2,050	1.000	2,050
2	G	1	Slab	13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	400	1.000	400
Total Building Area						2,050		2,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STGG	STG GOOD	0x0x0			392	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (9.36 x 392)		3,669		3,669	1,284	2,385
	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)						