



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660025900								
Parcel ID	000000-00-0-00855-001-0013								
Cadastral ID	30-21-16-10290								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	306620								
M S K LLC									
12898 E 510 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10845 E SYCAMORE AVE								
Subdivision	TWIN OAKS 4								
Lot/Block	0013 / 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 Lat/Long: 36.27777573 -95.63446087									
Building Permits									
LOT 13 BLOCK 1 TWIN OAKS 4									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					2233/441	BRADEN, ARTHUR L & JANA E	03/16/2012	79,500	10
					1134/738	WEAVER, GARY	09/30/1998	91,500	Yes
					1072/47	SAYRE, BLAINE M	06/26/1997	86,500	Yes
					916/91	EAGLETON, DONALD E JR	05/21/1993	76,500	Yes
					837/514			0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2013	Land Value	35,718	35,718	11%	3,929	Assessed	18,338	2,001.99
Year Frozen	0	Improvements	130,991	130,991		14,409	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	166,709	166,709		18,338	Total Taxable	18,338	2,002.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025900	M S K LLC	85	162,406	0	17,865	1,950.00		
2024	2024-660025900	M S K LLC	85	171,532	0	17,116	1,758.00		
2023	2023-660025900	M S K LLC	85	148,194	0	16,301	1,661.00		
2022	2022-660025900	M S K LLC	85	146,344	0	16,098	1,656.00		
2021	2021-660025900	M S K LLC	85	144,240	0	15,866	1,564.00		
2020	2020-660025900	M S K LLC	85	144,900	0	15,926	1,622.00		
2019	2019-660025900	M S K LLC	85	137,887	0	15,168	1,561.00		
2018	2018-660025900	M S K LLC	85	141,778	0	15,596	1,602.00		
2017	2017-660025900	M S K LLC	85	140,612	0	15,467	1,578.00		
2016	2016-660025900	M S K LLC	85	137,012	0	14,812	1,541.00		
2015	2015-660025900	M S K LLC	85	128,243	0	14,107	1,415.00		
2014	2014-660025900	M S K LLC	85	130,609	0	14,359	1,480.00		
2013	2013-660025900	M S K LLC	85	124,321	0	13,675	1,392.00		



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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.41	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,859.00 x 2.00 = 35,718	
Factor Value		
Adjustments	1.0000	
Lot Value	35,718	

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	1,652 / 1,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	173,248	104.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	174,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.42	Total Misc Impr	+	7,143			
Roofing Adj	+ 4.43	Garage Cost	+	13,373			
Subfloor Adj	+ -1.15	Total RCN	=	229,808			
Heat/Cool Adj	+ 11.47	Depreciation ( 43%)	-	98,817			
Plumbing Adj	+ 8.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	130,991			
Adj Base Cost	= 126.69	Lot Value	+	35,718			
Total Area	x 1,652	Indicated Value	=	166,709			
Adjusted Cost	= 209,292	Value Per SqFt		100.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,991		
Lot Value	35,718		
Indicated Value	166,709	100.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	166,709	100.91	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	63363	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	63364	15x10		150	10.42		1,563
SHLT	STORM SHELTER			1	2019	0.00		



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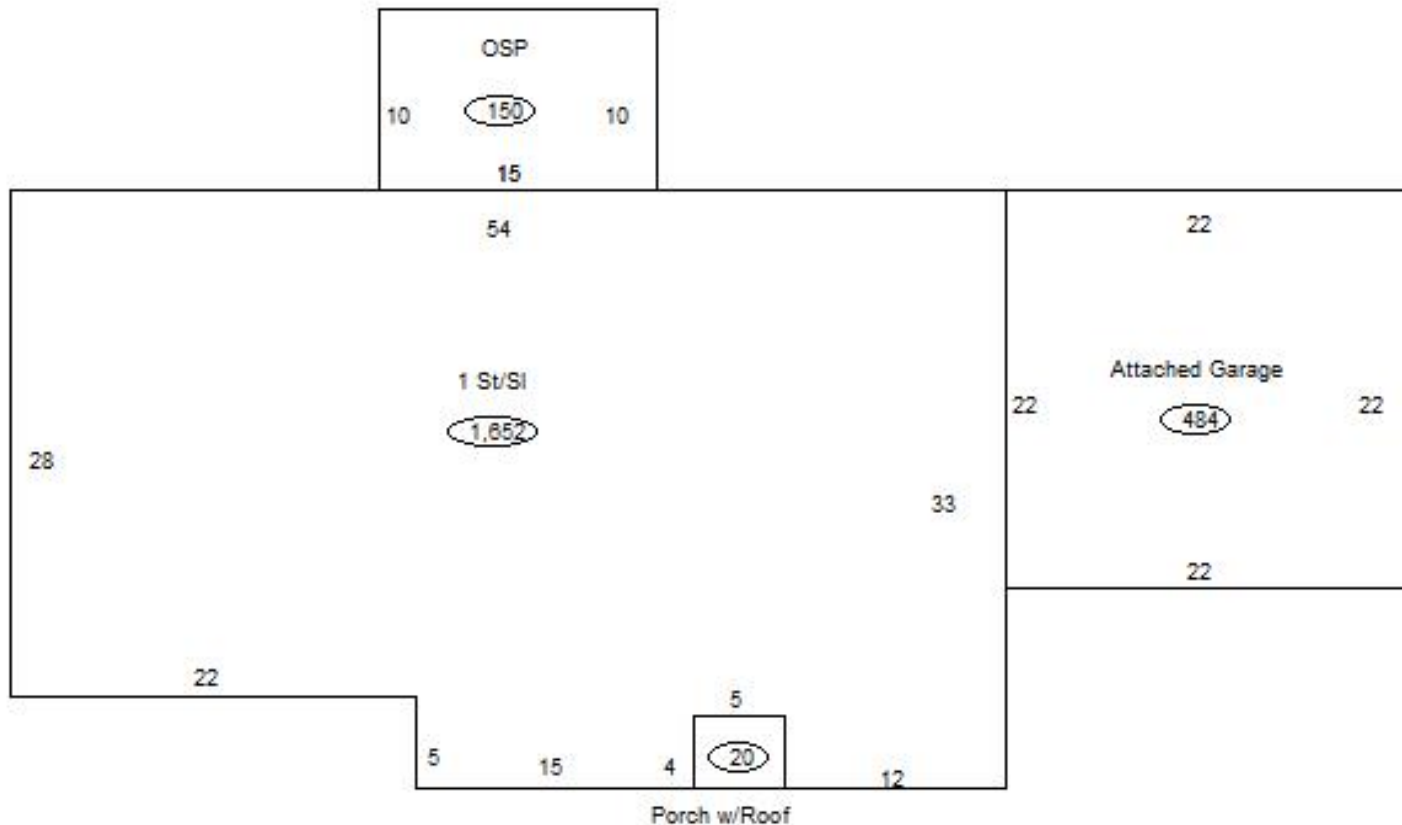
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### Sketch Image

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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/SI	1,652	1.000	1,652
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	150	1.000	150
<b>Total Building Area</b>						1,652		1,652



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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	
	<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 )					