



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 660025902 Parcel ID 000000-00-0-00855-001-0015 Cadastral ID 30-21-16-10310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347432 SYKES, KYLE & MINDY 10785 E SYCAMORE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 10785 E SYCAMORE AVE Subdivision TWIN OAKS 4 Lot/Block 0015 / 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: 36.27775682 -95.63541414																																																																																																																									
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Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4708		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	20,508.00 x 2.00 = 41,016		
Factor Value			
Adjustments	2.1301		
Lot Value	87,368		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,982 / 1,982
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,982
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	234,376 118.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	200,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	160,598
Lot Value	87,368
Indicated Value	247,966 125.11 Per SqFt
Agland Value	
Site Improvements	12,500
Total Value	260,466 131.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.46	Total Misc Impr	+ 9,517
Roofing Adj	+ 4.71	Garage Cost	+ 17,686
Subfloor Adj	+ -2.20	Total RCN	= 281,751
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 121,153
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,598
Adj Base Cost	= 128.43	Lot Value	+ 87,368
Total Area	x 1,982	Indicated Value	= 247,966
Adjusted Cost	= 254,548	Value Per SqFt	125.11

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	63371		71	71	26.71		1,896
PATO	SLAB PORCH - OPEN	63372		188	188	10.67		2,006



Rogers

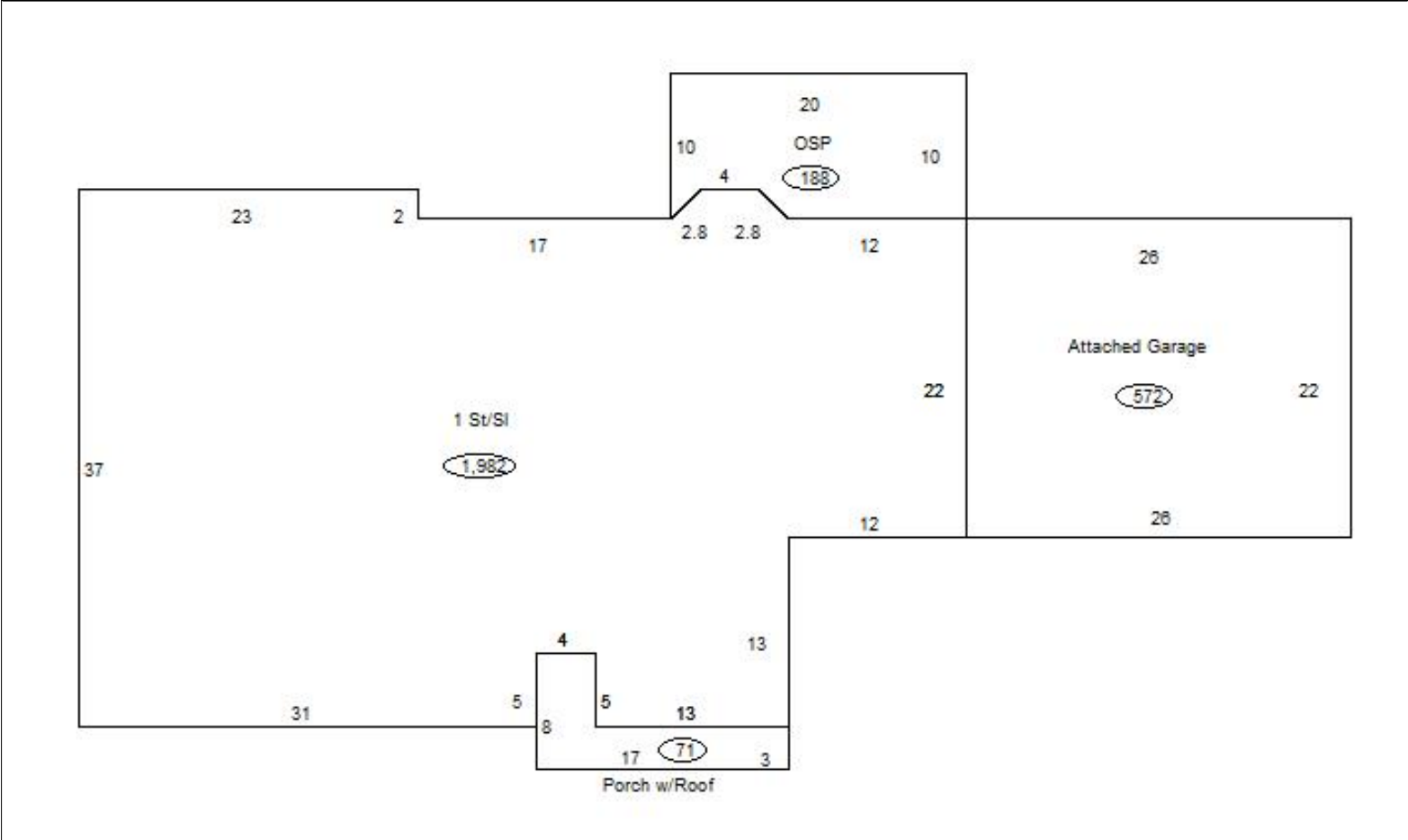
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Sketch Image

660025902



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,982	1.000	1,982
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	71	1.000	71
4	M	PATO		13	Open Slab	188	1.000	188
Total Building Area						1,982		1,982



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (50% Phys/ % Func) 12,500	RCNLD 12,500
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD