



# 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> 660025925 <b>Parcel ID</b> 000000-00-0-00855-004-0006 <b>Cadastral ID</b> 30-21-16-10540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 143254 DAVIS, GALE L & CAROLYN  10885 E DOGWOOD CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10885 E DOGWOOD CT <b>Subdivision</b> TWIN OAKS 4 <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27588350 -95.63606143																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4058 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,678.00 x 2.00 = 35,356 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 35,356		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (151)\IMG_0008.JPG 2/28/2023</p>

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>	75% Veneer, Stone 25% Frame, Siding, Wood
<b>Base/Total Area</b>	1,900 / 1,900
<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>	1,900
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	598 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.05	<b>Total Misc Impr</b>	+ 17,103				
<b>Roofing Adj</b>	+ 4.31	<b>Garage Cost</b>	+ 15,751				
<b>Subfloor Adj</b>	+ -1.12	<b>Total RCN</b>	= 272,482				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 125,342				
<b>Plumbing Adj</b>	+ 7.41	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 147,140				
<b>Adj Base Cost</b>	= 126.12	<b>Lot Value</b>	+ 35,356				
<b>Total Area</b>	x 1,900	<b>Indicated Value</b>	= 182,496				
<b>Adjusted Cost</b>	= 239,628	<b>Value Per SqFt</b>	96.05				

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>	203,486	107.10	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	189,880		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	147,140		
<b>Lot Value</b>	35,356		
<b>Indicated Value</b>	182,496	96.05	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	9,559		
<b>Total Value</b>	192,055	101.08	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	63469		155	155	23.74		3,680
PRCH	SLAB PORCH - COVERED	63470	30x12		360	23.13		8,327



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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	1,900	1.000	1,900
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	155	1.000	155
4	M	PRCH		13	SLBC	360	1.000	360
<b>Total Building Area</b>						1,900		1,900



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			216	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 216)		1,011			1,011	202	809
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000			25,000	16,250	8,750