



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:44:06  
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Assessment Data					Primary Image																																																																										
<b>Account</b> 660101599 <b>Parcel ID</b> 000000000-0000415-001-0008 <b>Cadastral ID</b> 30-21-16-12370 <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> 341395 KENDRICK, RICHARD J & DEBRA E  10235 E LARRY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10235 E LARRY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																															
<b>Legal Description</b> Lot/Long: 36.27301139 -95.64652613 LOT 8 BLOCK 1 KING RIDGE III																																																																															
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.187		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,147.00 x 5.76 = 46,890		
Factor Value			
Adjustments	1.1480		
Lot Value	53,830		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	207,824 135.83 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	192,410 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,517
Lot Value	53,830
Indicated Value	246,347 161.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	246,347 161.01 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.32	Total Misc Impr	+	2,699
Roofing Adj	+ 4.49	Garage Cost	+	11,256
Subfloor Adj	+ -1.15	Total RCN	=	202,650
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	10,133
Plumbing Adj	+ 9.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,517
Adj Base Cost	= 123.33	Lot Value	+	53,830
Total Area	x 1,530	Indicated Value	=	246,347
Adjusted Cost	= 188,695	Value Per SqFt		161.01

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141530	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	141531	68		68	24.05		1,635
SHLT	STORM SHELTER GARAGE		6x3	2022	18	0.00		



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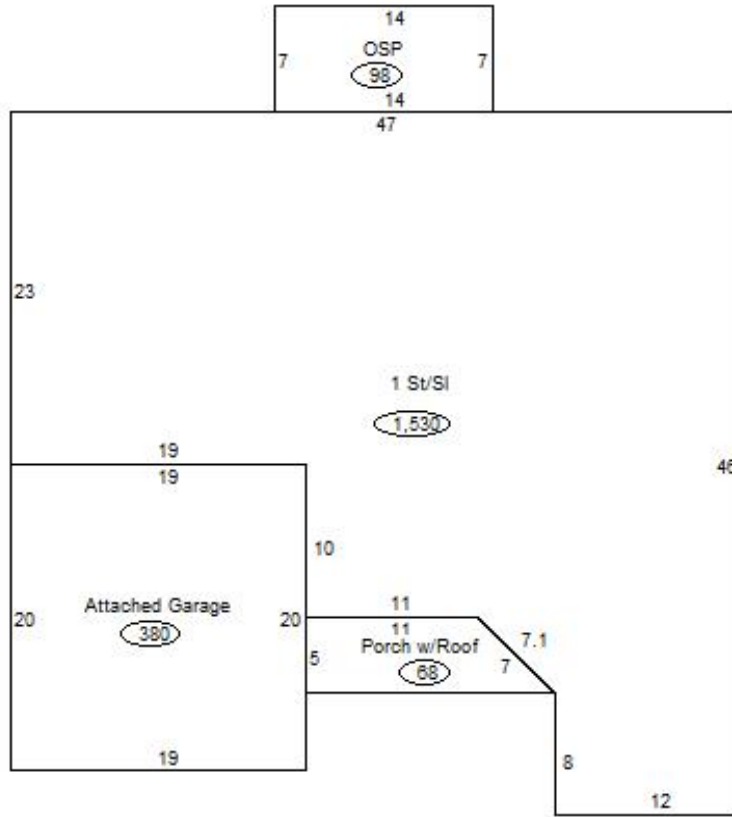
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Sketch Image

660101599



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,530	1.000	1,530
2	G	1		13	Attached Garage	380	1.000	380
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	68	1.000	68
<b>Total Building Area</b>						<b>1,530</b>		<b>1,530</b>