



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	660101601				<p>\\tsclient\T\TOMMY DUNLAP\New folder (160)\IMG_0001.JPG 3/27/2023</p>				
Parcel ID	000000000-0000415-001-0010								
Cadastral ID	30-21-16-12390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	329146								
WOOD, KEVIN L & RACHEL A									
10255 E LARRY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10255 E LARRY ST								
Subdivision	KING RIDGE III								
Lot/Block	0010 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27280455 -95.64613986									
Building Permits									
LOT 10 BLOCK 1 KING RIDGE III									
Number	Description		Opened	Closed	Amount				
R19	R20- NEW SFR		07/2019	09/2019					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	RC VERDIGRIS LLC	10/21/2019	162,000	YES
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2020		Land Value	30,976	11%	3,407	Assessed	20,715	2,261.49
Year Frozen			Improvements	157,345		17,308	Penalty	0	
Uncapped Value	0		Mobile Home	0		0	Exemption	1,000	-92.00
TIF Project ID	0		Total Value	188,321		20,715	Total Taxable	19,715	2,169.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101601	WOOD, KEVIN L &			85	225,409	1000	19,112	2,104.00
2024	2024-660101601	WOOD, KEVIN L &			85	225,574	1000	18,526	1,913.00
2023	2023-660101601	WOOD, KEVIN L &			85	194,303	1000	17,958	1,840.00
2022	2022-660101601	WOOD, KEVIN L &			85	195,989	1000	17,405	1,801.00
2021	2021-660101601	WOOD, KEVIN L &			85	162,449	1000	16,869	1,674.00
2020	2020-660101601	WOOD, KEVIN L &			85	159,937	1000	16,593	1,700.00
2019	2019-660101601	RC VERDIGRIS LLC			85	3,987	0	439	46.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2257		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,831.00 x 5.37 = 52,784		
Factor Value			
Adjustments	0.8000		
Lot Value	42,227		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,508 / 1,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,508
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 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	209,870	139.17 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	194,520	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	190,867		
Lot Value	42,227		
Indicated Value	233,094	154.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,094	154.57	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.10	Total Misc Impr	+	2,974
Roofing Adj	+ 4.50	Garage Cost	+	12,063
Subfloor Adj	+ -1.15	Total RCN	=	200,913
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	10,046
Plumbing Adj	+ 9.34	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	190,867
Adj Base Cost	= 123.26	Lot Value	+	42,227
Total Area	x 1,508	Indicated Value	=	233,094
Adjusted Cost	= 185,876	Value Per SqFt		154.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143062	13x8		104	23.94		2,490
PRCH	SLAB PORCH - COVERED	143063	5x4		20	24.21		484



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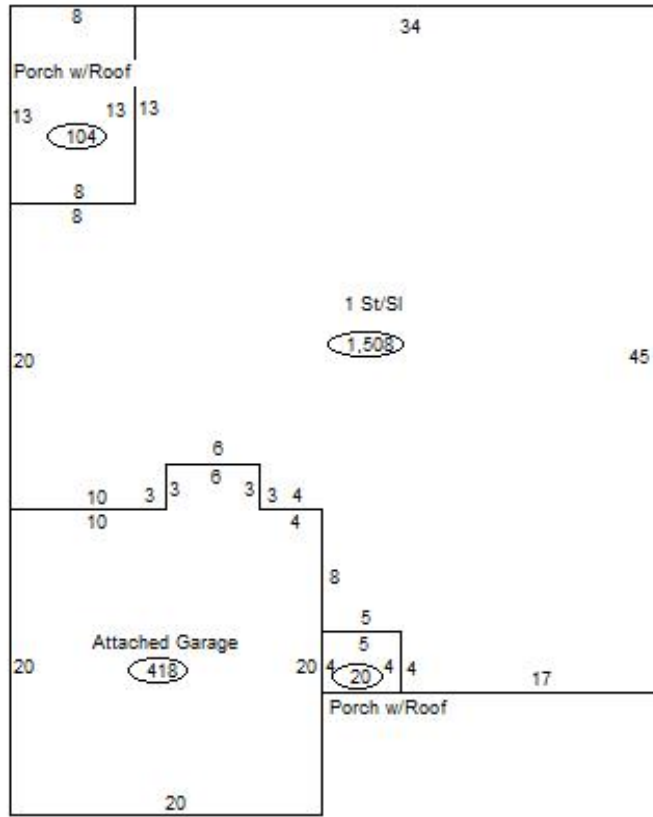
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Sketch Image

660101601



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,508	1.000	1,508
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,508		1,508