



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:45:14  
 Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101636 <b>Parcel ID</b> 000000000-0000415-003-0006 <b>Cadastral ID</b> 30-21-16-12740 <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> 347746 MILLER, MORGAN ELIZABETH & LUKE NATHANAEL BENEDICT  10195 E KATHY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10195 E KATHY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0006 / 0003 <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: 36.27252914 -95.64766120																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2036		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,867.00 x 5.57 = 49,410		
Factor Value			
Adjustments	1.0000		
Lot Value	49,410		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	186,177 162.18 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	170,460 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,174
Lot Value	49,410
Indicated Value	205,584 179.08 Per SqFt
Agland Value	
Site Improvements	
Total Value	205,584 179.08 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	103,78	Total Misc Impr	+	2,317
Roofing Adj	+ 4.73	Garage Cost	+	11,700
Subfloor Adj	+ -1.25	Total RCN	=	164,394
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	8,220
Plumbing Adj	+ 12.26	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	156,174
Adj Base Cost	= 130.99	Lot Value	+	49,410
Total Area	x 1,148	Indicated Value	=	205,584
Adjusted Cost	= 150,377	Value Per SqFt		179.08

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143078	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	143079	13x4		52	24.10		1,253



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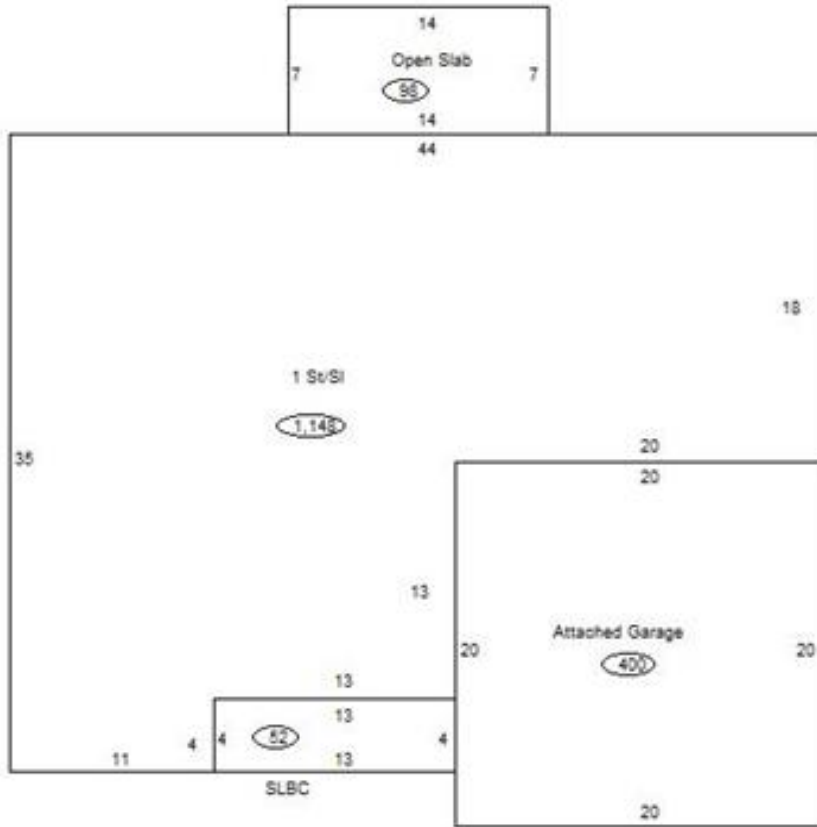
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 Page 3

Sketch Image

660101636



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,148	1.000	1,148
2	G	1		10	Attached Garage	400	1.000	400
3	M	PATO		10	Open Slab	98	1.000	98
4	M	PRCH		10	SLBC	52	1.000	52
<b>Total Building Area</b>						<b>1,148</b>		<b>1,148</b>