



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:45:15  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101637 <b>Parcel ID</b> 000000000-0000415-003-0007 <b>Cadastral ID</b> 30-21-16-12750 <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> 328526 HAGGARD, NICHOLAS J & ASHLEY N  10203 E KATHY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10203 E KATHY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0007 / 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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0073.JPG 3/29/2023</p>																																																																				
<b>Legal Description</b> Lot/Long: 36.27246199 -95.64734587 LOT 7 BLOCK 3 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	0.206		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,971.00 x 5.55 = 49,774		
Factor Value			
Adjustments	0.8000		
Lot Value	39,819		



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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	1,473 / 1,473
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,473
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	206,114	139.93 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	190,690	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	187,293		
Lot Value	39,819		
Indicated Value	227,112	154.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,112	154.18	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.69	Total Misc Impr	+	2,666
Roofing Adj	+ 4.54	Garage Cost	+	11,700
Subfloor Adj	+ -1.17	Total RCN	=	197,151
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	9,858
Plumbing Adj	+ 9.56	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	187,293
Adj Base Cost	= 124.09	Lot Value	+	39,819
Total Area	x 1,473	Indicated Value	=	227,112
Adjusted Cost	= 182,785	Value Per SqFt		154.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143086	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	143087	5x4		20	24.21		484



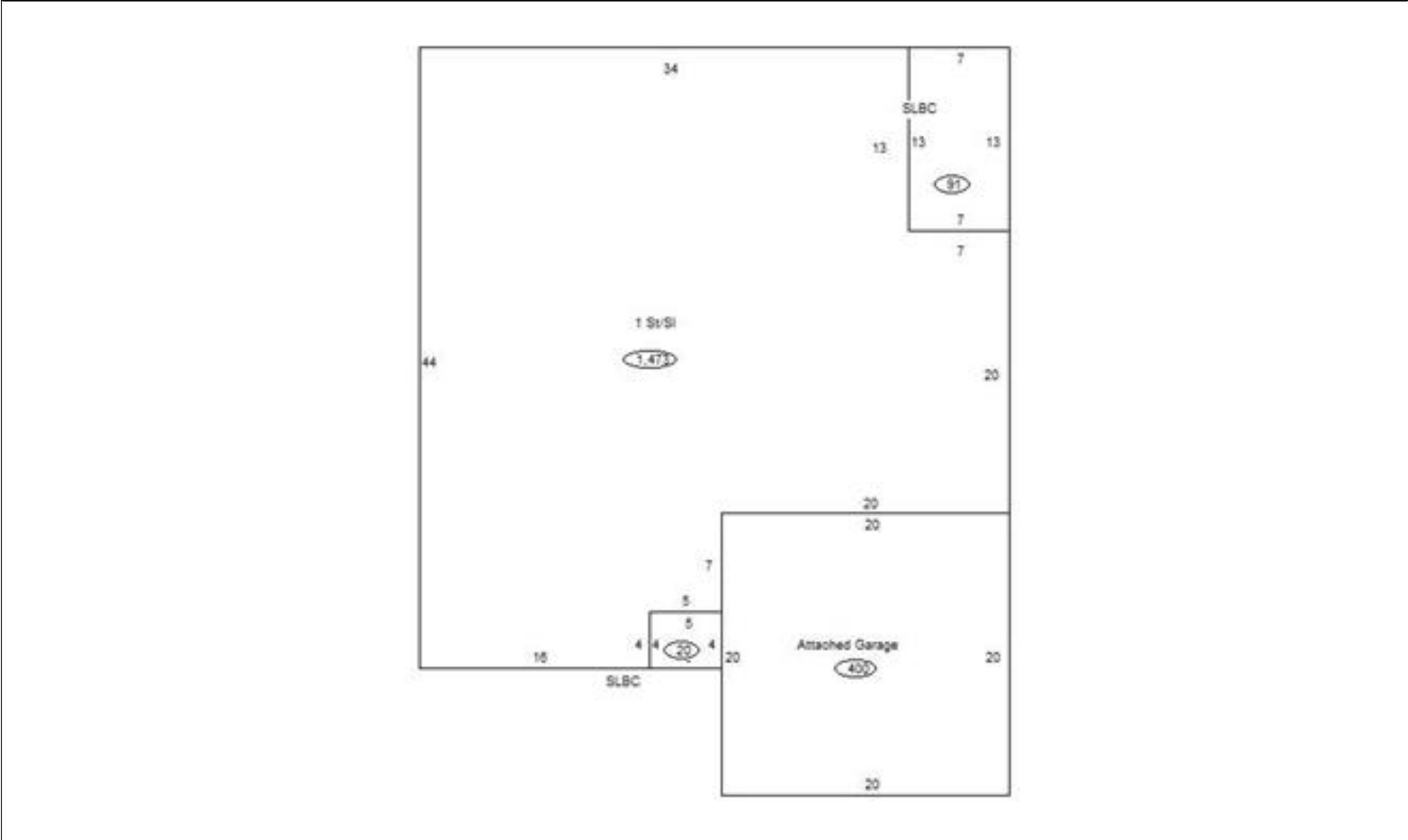
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Sketch Image

660101637



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,473	1.000	1,473
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	20	1.000	20
<b>Total Building Area</b>						1,473		1,473