



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:45:21
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Assessment Data					Primary Image				
Account	660101640								
Parcel ID	000000000-0000415-003-0010								
Cadastral ID	30-21-16-12780								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	329719								
WILSON, SHELLEY									
10243 E KATHY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10243 E KATHY ST								
Subdivision	KING RIDGE III								
Lot/Block	0010 / 0003	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: 36.27216080 -95.64681124									
Building Permits									
LOT 10 BLOCK 3 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R19 66	R20- NEW 1480 SQ FT SFR	08/2019	12/2019	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RC VERDIGRIS LLC	12/12/2019	162,500	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	52,024	30,293	11%	3,332	Assessed	18,770 2,049.16	
Year Frozen		Improvements	156,235	140,346		15,438	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	208,259	170,639		18,770	Total Taxable	17,770 1,957.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101640	WILSON, SHELLEY	85	201,966	1000	17,223	1,897.00		
2024	2024-660101640	WILSON, SHELLEY	85	203,310	1000	16,693	1,725.00		
2023	2023-660101640	WILSON, SHELLEY	85	176,290	1000	16,178	1,659.00		
2022	2022-660101640	WILSON, SHELLEY	85	177,794	1000	15,677	1,623.00		
2021	2021-660101640	WILSON, SHELLEY	85	147,197	1000	15,192	1,508.00		
2020	2020-660101640	WILSON, SHELLEY	85	144,971	1000	14,947	1,533.00		
2019	2019-660101640	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	0.2207		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,614.00 x 5.41 = 52,024		
Factor Value			
Adjustments	1.0000		
Lot Value	52,024		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,273 / 1,273
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,273
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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
Adjusted R	0.8445	
Indicated Value	180,014	141.41 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	180,220	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	156,235		
Lot Value	52,024		
Indicated Value	208,259	163.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	208,259	163.60	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.90	Total Misc Impr	+	2,252
Roofing Adj	+ 4.21	Garage Cost	+	10,286
Subfloor Adj	+ 0.00	Total RCN	=	164,458
Heat/Cool Adj	+ 10.30	Depreciation (5%)	-	8,223
Plumbing Adj	+ 9.93	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	156,235
Adj Base Cost	= 119.34	Lot Value	+	52,024
Total Area	x 1,273	Indicated Value	=	208,259
Adjusted Cost	= 151,920	Value Per SqFt		163.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143184	13x7		91	21.01		1,912
PRCH	SLAB PORCH - COVERED	143185	4x4		16	21.24		340



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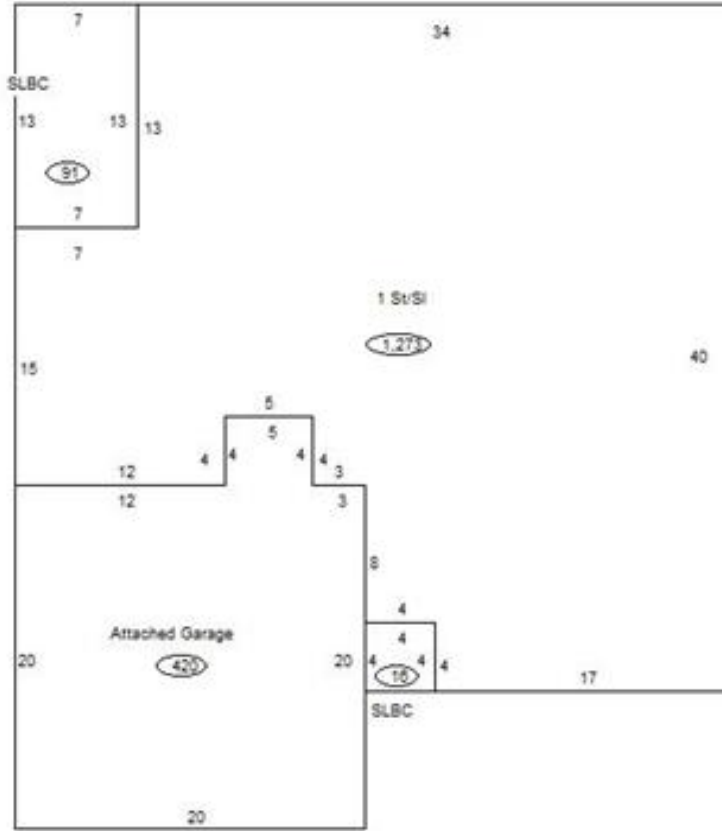
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Sketch Image

660101640



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,273	1.000	1,273
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						1,273		1,273