



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:23
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Assessment Data					Primary Image																																																																				
Account 660101641 Parcel ID 000000000-0000415-003-0011 Cadastral ID 30-21-16-12790 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 329248 DAVIS, DEREK WILLIAM 10252 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 10252 E LARRY ST Subdivision KING RIDGE III Lot/Block 0011 / 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 Lot/Long: 36.27240918 -95.64648003 LOT 11 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	0.2125		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,255.00 x 5.49 = 50,768		
Factor Value			
Adjustments	1.0000		
Lot Value	50,768		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 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	176,822	130.98 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	177,970	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	159,200		
Lot Value	50,768		
Indicated Value	209,968	155.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,968	155.53	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.37	Total Misc Impr	+ 3,323
Roofing Adj	+ 4.07	Garage Cost	+ 8,871
Subfloor Adj	+ 0.00	Total RCN	= 167,579
Heat/Cool Adj	+ 10.30	Depreciation (5%)	- 8,379
Plumbing Adj	+ 9.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,200
Adj Base Cost	= 115.10	Lot Value	+ 50,768
Total Area	x 1,350	Indicated Value	= 209,968
Adjusted Cost	= 155,385	Value Per SqFt	155.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143264	14x7		98	20.98		2,056
PRCH	SLAB PORCH - COVERED	143265	12x5		60	21.11		1,267



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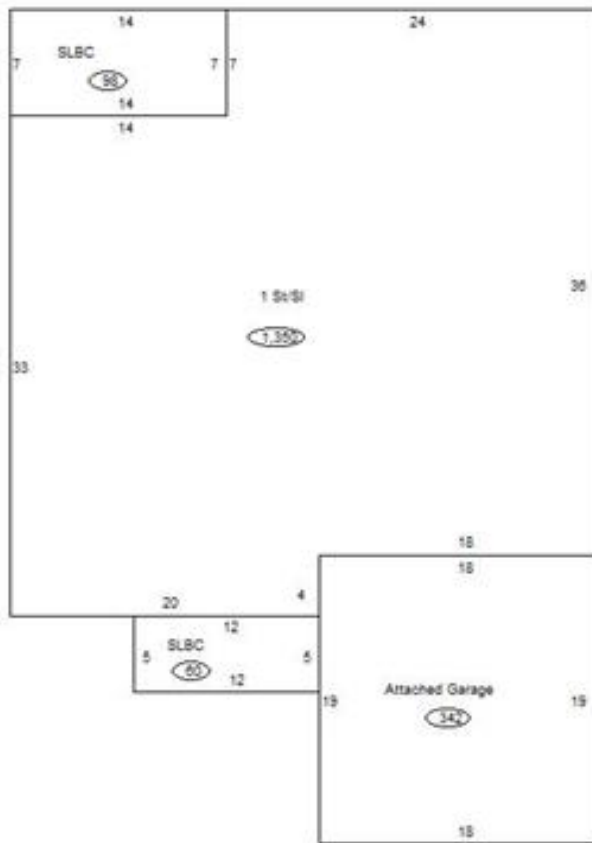
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Sketch Image

660101641



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,350	1.000	1,350
2	G	1		10	Attached Garage	342	1.000	342
3	M	PRCH		10	SLBC	98	1.000	98
4	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,350		1,350