



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:45:24
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Assessment Data					Primary Image																																																																				
Account 660101642 Parcel ID 000000000-0000415-003-0012 Cadastral ID 30-21-16-12800 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 303812 MILLER, CHANCE & MELINDA 7025 COURTNEY LANE CLAREMORE OK 74019-0000																																																																									
Parcel Location Situs 10242 E LARRY ST Subdivision KING RIDGE III Lot/Block 0012 / 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: 36.27253645 -95.64673051					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19 16</td> <td>R20- NEW 1142 SQ FT SFR</td> <td>02/2019</td> <td>07/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 16	R20- NEW 1142 SQ FT SFR	02/2019	07/2019	100,000																																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1828		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,961.00 x 5.81 = 46,239		
Factor Value			
Adjustments	1.0000		
Lot Value	46,239		



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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	1,095 / 1,095
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,095
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	181,138	165.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	165,290		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.35	Total Misc Impr	+ 2,317
Roofing Adj	+ 4.81	Garage Cost	+ 11,256
Subfloor Adj	+ -1.28	Total RCN	= 165,504
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 8,275
Plumbing Adj	+ 18.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,229
Adj Base Cost	= 138.75	Lot Value	+ 46,239
Total Area	x 1,095	Indicated Value	= 203,468
Adjusted Cost	= 151,931	Value Per SqFt	185.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,229		
Lot Value	46,239		
Indicated Value	203,468	185.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,468	185.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141567	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	141568	13x4		52	24.10		1,253



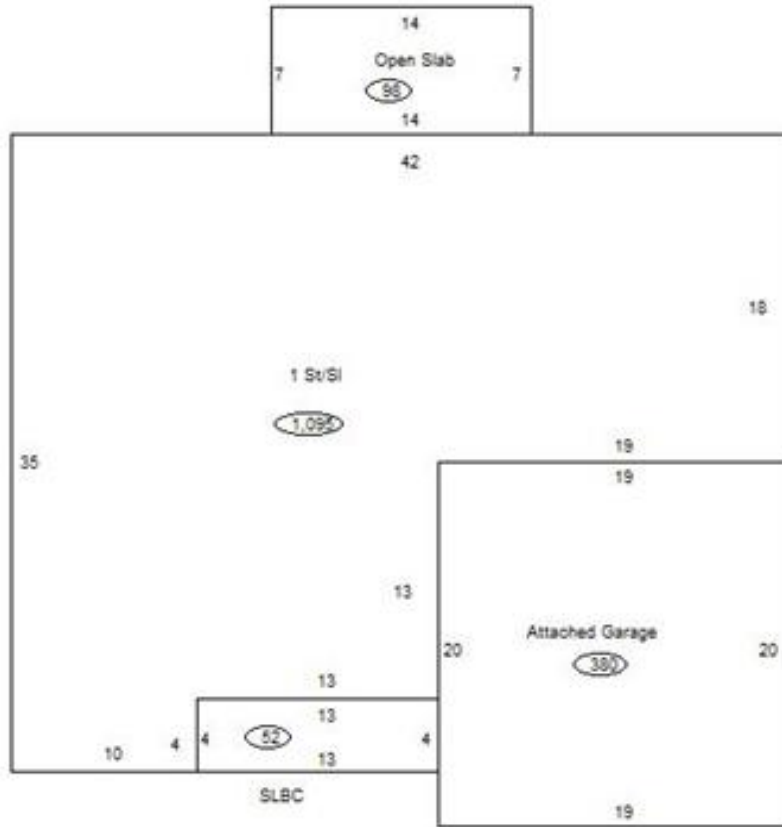
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Sketch Image

660101642



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,095	1.000	1,095
2	G	1		10	Attached Garage	380	1.000	380
3	M	PATO		10	Open Slab	98	1.000	98
4	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,095		1,095