



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:26
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Assessment Data					Primary Image																																																																				
Account 660101643 Parcel ID 000000000-0000415-003-0013 Cadastral ID 30-21-16-12810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 327970 NEUENSCHWANDER, DUSTIN & MARY 10232 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 10232 E LARRY ST Subdivision KING RIDGE III Lot/Block 0013 / 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: 36.27263581 -95.64689096																																																																									
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 15</td> <td>R20- NEW 1559 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 15	R20- NEW 1559 SQ FT SFR	02/2019	07/2019	100,000																																																						
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1931	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,412.00 x 5.68 = 47,817	
Factor Value		
Adjustments	0.8000	
Lot Value	38,254	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,585 / 1,585
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,585
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,985	134.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	197,750		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.64	Total Misc Impr	+	2,317			
Roofing Adj	+ 4.46	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	207,863			
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	10,393			
Plumbing Adj	+ 8.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	197,470			
Adj Base Cost	= 122.30	Lot Value	+	38,254			
Total Area	x 1,585	Indicated Value	=	235,724			
Adjusted Cost	= 193,846	Value Per SqFt		148.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,470		
Lot Value	38,254		
Indicated Value	235,724	148.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,724	148.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141571		52	52	24.10		1,253
PATO	SLAB PORCH - OPEN	141572	14x7		98	10.86		1,064



Rogers

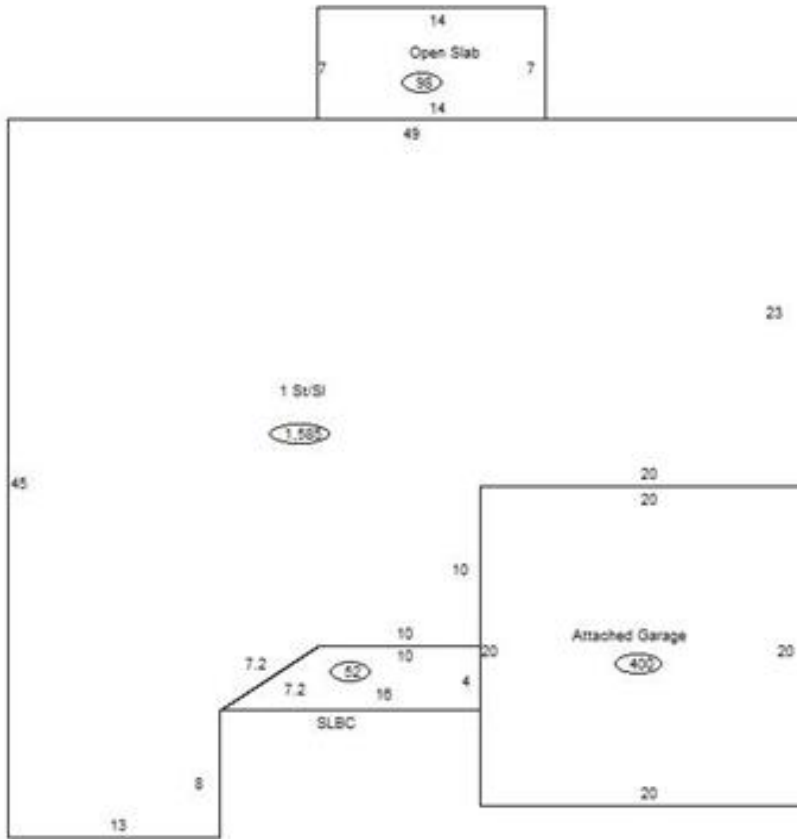
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Sketch Image

660101643



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,585	1.000	1,585
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	52	1.000	52
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,585		1,585