



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660101644 <b>Parcel ID</b> 000000000-0000415-003-0014 <b>Cadastral ID</b> 30-21-16-12820 <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> 328187 FRANCO, CASEY D & JUDITH  10222 E LARRY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10222 E LARRY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0014 / 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 (160)\IMG_0010.JPG 3/27/2023</p>														
<b>Legal Description</b> Lot/Long: 36.27280221 -95.64730151																			
LOT 14 BLOCK 3 KING RIDGE III					<b>Building Permits</b> <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 17</td> <td>R20- NEW 1422 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 17	R20- NEW 1422 SQ FT SFR	02/2019	07/2019	100,000
Number	Description	Opened	Closed	Amount															
R19 17	R20- NEW 1422 SQ FT SFR	02/2019	07/2019	100,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	RC VERDIGRIS LLC	07/12/2019	148,000	YES										
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2020		<b>Land Value</b>	46,722	33,468	11%	3,681	<b>Assessed</b>	21,180	2,312.26									
<b>Year Frozen</b>			<b>Improvements</b>	159,085	159,085		17,499	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00									
<b>TIF Project ID</b>	0		<b>Total Value</b>	205,807	192,553		21,180	<b>Total Taxable</b>	21,180	2,312.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660101644	FRANCO, CASEY D & JUDITH			85	199,451	0	20,172	2,202.00										
2024	2024-660101644	FRANCO, CASEY D & JUDITH			85	202,181	0	19,212	1,974.00										
2023	2023-660101644	FRANCO, CASEY D & JUDITH			85	178,696	0	18,297	1,864.00										
2022	2022-660101644	FRANCO, CASEY D & JUDITH			85	180,319	0	17,426	1,793.00										
2021	2021-660101644	FRANCO, CASEY D & JUDITH			85	150,873	0	16,596	1,636.00										
2020	2020-660101644	FRANCO, CASEY D & JUDITH			85	148,575	0	16,343	1,665.00										
2019	2019-660101644	FRANCO, CASEY D & JUDITH			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	0.1859		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,099.00 x 5.77 = 46,722		
Factor Value			
Adjustments	1.0000		
Lot Value	46,722		



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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	1,350 / 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	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
Adusted R	0.8445	
Indicated Value	180,218	133.49 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	181,350	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	159,085		
Lot Value	46,722		
Indicated Value	205,807	152.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,807	152.45	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.73	Total Misc Impr	+ 2,019
Roofing Adj	+ 4.07	Garage Cost	+ 9,568
Subfloor Adj	+ 0.00	Total RCN	= 167,458
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	- 8,373
Plumbing Adj	+ 9.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,085
Adj Base Cost	= 115.46	Lot Value	+ 46,722
Total Area	x 1,350	Indicated Value	= 205,807
Adjusted Cost	= 155,871	Value Per SqFt	152.45

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141575	14x7		98	10.24		1,004
PRCH	SLAB PORCH - COVERED	141576	16x3		48	21.14		1,015



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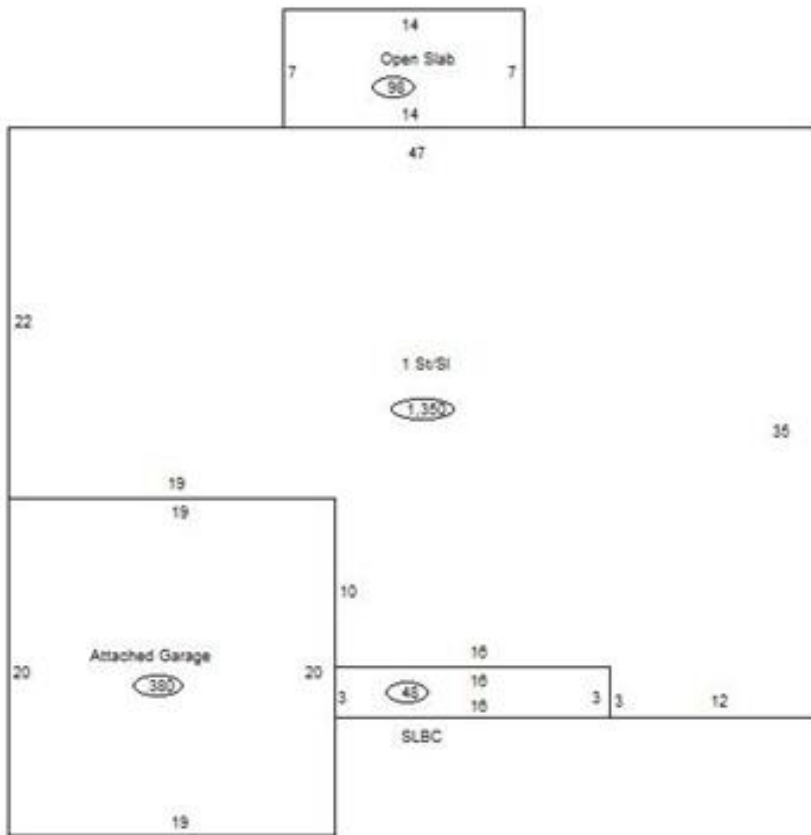
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Sketch Image

660101644



### 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	380	1.000	380
3	M	PATO		10	Open Slab	98	1.000	98
4	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						<b>1,350</b>		<b>1,350</b>