



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660101645								
Parcel ID	000000000-0000415-003-0015								
Cadastral ID	30-21-16-12830								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	347749								
RUE, MEGAN									
10212 E LARRY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10212 E LARRY ST								
Subdivision	KING RIDGE III								
Lot/Block	0015 / 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: 36.27277144 -95.64722144									
Building Permits									
LOT 15 BLOCK 3 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R19 20	R20- NEW 1480 SQ FT SFR	04/2019	07/2019	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	No	999,999		/	EPPS, KARI RAN ESTATE	07/28/2025	195,000	7
					/	RC VERDIGRIS LLC	06/25/2019	153,000	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	2026	Land Value	37,632	37,632	11%	4,140	Assessed	24,441	2,668.27
Year Frozen		Improvements	184,555	184,555		20,301	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	222,187	222,187		24,441	Total Taxable	23,441	2,576.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101645	RUE, MEGAN	85	214,697	0	19,873	2,170.00		
2024	2024-660101645	EPPS, JACK DALLAS &	85	214,240	18928		195.00		
2023	2023-660101645	EPPS, JACK DALLAS &	85	188,907	18376		189.00		
2022	2022-660101645	EPPS, JACK DALLAS &	85	190,542	17841		184.00		
2021	2021-660101645	EPPS, JACK DALLAS &	85	157,468	17321		178.00		
2020	2020-660101645	EPPS, JACK DALLAS &	85	155,046	17055		176.00		
2019	2019-660101645	EPPS, JACK DALLAS &	85	3,987	0	439	46.00		



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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	0.188	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,190.00 x 5.74 = 47,040	
Factor Value		
Adjustments	0.8000	
Lot Value	37,632	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,461 / 1,461
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,461
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	203,591	139.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.96	Total Misc Impr	+	2,666			
Roofing Adj	+ 4.55	Garage Cost	+	11,256			
Subfloor Adj	+ -1.18	Total RCN	=	194,268			
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	9,713			
Plumbing Adj	+ 9.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	184,555			
Adj Base Cost	= 123.44	Lot Value	+	37,632			
Total Area	x 1,461	Indicated Value	=	222,187			
Adjusted Cost	= 180,346	Value Per SqFt		152.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,555		
Lot Value	37,632		
Indicated Value	222,187	152.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,187	152.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141579	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	141580	5x4		20	24.21		484



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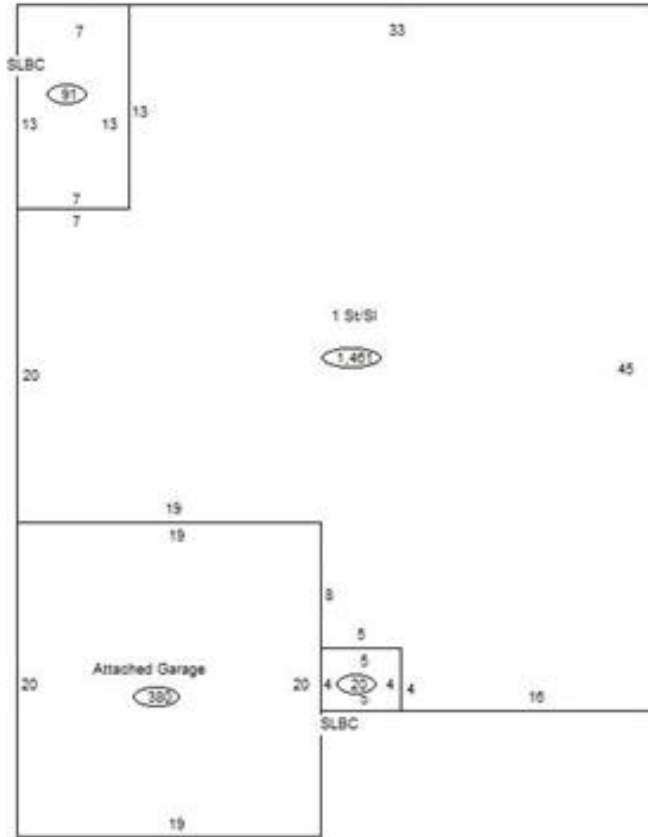
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Sketch Image

660101645



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,461	1.000	1,461
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,461		1,461