




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:45:32
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| Assessment Data | | | | Primary Image | | | | | |
|--|-----------------------------|----------------------|--------------|---|-------------------------|------------------------|---------------|---------------|-------------|
| Account | 660101646 | | |  <p>\\tsclient\T\TOMMY DUNLAP\New folder (160)\IMG_0013.JPG 3/27/2023</p> | | | | | |
| Parcel ID | 000000000-0000415-003-0016 | | | | | | | | |
| Cadastral ID | 30-21-16-12840 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area 1 | | | | | | | |
| Tax Area | 85 - CLRM SD-VERD TOWN/FIRE | | | | | | | | |
| Name ID | 347876 | | | | | | | | |
| ROLLSTON, DYLAN M & KYLEE M | | | | | | | | | |
| 10202 E LARRY ST CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 10202 E LARRY ST | | | | | | | | |
| Subdivision | KING RIDGE III | | | | | | | | |
| Lot/Block | 0016 / 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: 36.27291978 -95.64776688 | | | | Building Permits | | | | | |
| LOT 16 BLOCK 3 KING RIDGE III | | | | Number | Description | Opened | Closed | Amount | |
| | | | | R19 19 | R20- NEW 1422 SQ FT SFR | 04/2019 | 07/2019 | 100,000 | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | / | STAGGERS, SHARYN L | 08/01/2025 | 212,000 | YES |
| | | | | | / | RC VERDIGRIS LLC | 06/27/2019 | 151,500 | 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 | 48,754 | 48,754 | 11% | Assessed | 23,321 | 2,546.00 |
| Year Frozen | | | Improvements | 163,251 | 163,251 | | Penalty | 0 | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | | Total Value | 212,005 | 212,005 | 23,321 | Total Taxable | 23,321 | 2,546.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660101646 | ROLLSTON, DYLAN M & | | | 85 | 207,851 | 0 | 20,688 | 2,258.00 |
| 2024 | 2024-660101646 | STAGGERS, SHARYN L | | | 85 | 206,909 | 0 | 19,703 | 2,024.00 |
| 2023 | 2023-660101646 | STAGGERS, SHARYN L | | | 85 | 182,982 | 0 | 18,765 | 1,912.00 |
| 2022 | 2022-660101646 | STAGGERS, SHARYN L | | | 85 | 184,649 | 0 | 17,871 | 1,838.00 |
| 2021 | 2021-660101646 | STAGGERS, SHARYN L | | | 85 | 154,728 | 0 | 17,020 | 1,678.00 |
| 2020 | 2020-660101646 | STAGGERS, SHARYN L | | | 85 | 152,370 | 0 | 16,761 | 1,708.00 |
| 2019 | 2019-660101646 | STAGGERS, SHARYN L | | | 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 | 0.184 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 8,014.00 x 5.79 = 46,424 | | |
| Factor Value | | | |
| Adjustments | 1.0502 | | |
| Lot Value | 48,754 | | |



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| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 80% Frame, Siding, Vinyl 20% Veneer, Masonry |
| Base/Total Area | 1,401 / 1,401 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,401 |
| 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 | 182,721 | 130.42 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 184,460 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 90.54 | Total Misc Impr | + 2,687 |
| Roofing Adj | + 4.05 | Garage Cost | + 9,568 |
| Subfloor Adj | + 0.00 | Total RCN | = 171,843 |
| Heat/Cool Adj | + 10.30 | Depreciation (5%) | - 8,592 |
| Plumbing Adj | + 9.02 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 163,251 |
| Adj Base Cost | = 113.91 | Lot Value | + 48,754 |
| Total Area | x 1,401 | Indicated Value | = 212,005 |
| Adjusted Cost | = 159,588 | Value Per SqFt | 151.32 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 163,251 | | |
| Lot Value | 48,754 | | |
| Indicated Value | 212,005 | 151.32 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 212,005 | 151.32 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PATO | SLAB PORCH - OPEN | 141583 | 14x7 | | 98 | 10.24 | | 1,004 |
| PRCH | SLAB PORCH - COVERED | 141584 | 16x5 | | 80 | 21.04 | | 1,683 |



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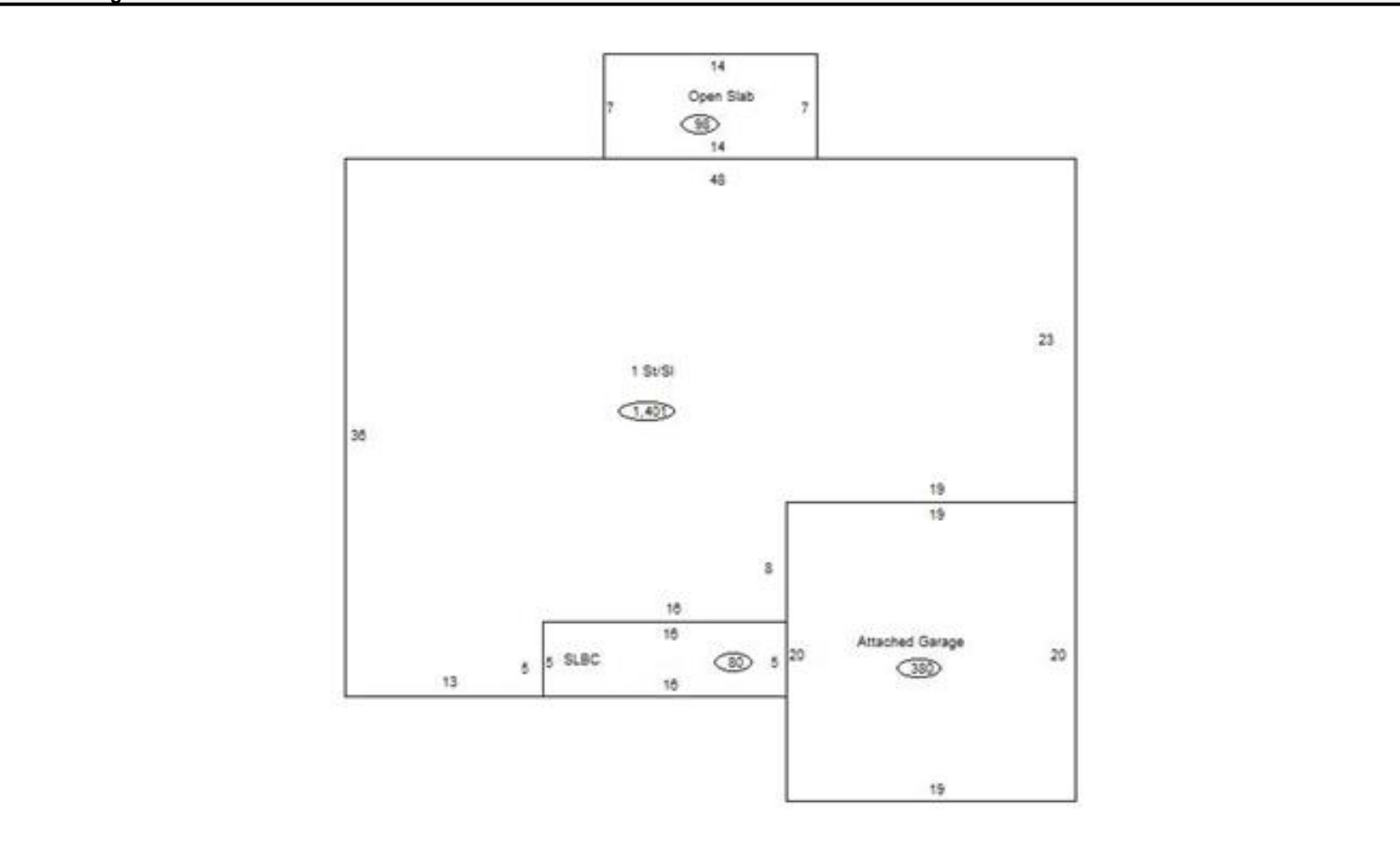
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Sketch Image

660101646



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 10 | 1 St/SI | 1,401 | 1.000 | 1,401 |
| 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 | 80 | 1.000 | 80 |
| Total Building Area | | | | | | 1,401 | | 1,401 |