



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:45:39
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Assessment Data					Primary Image														
Account 660101650 Parcel ID 000000000-0000415-003-0020 Cadastral ID 30-21-16-12880 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 341141 CROSS, BREEANNA CALLIHAN & AARON RAY CORDERO 10136 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 10136 E LARRY ST Subdivision KING RIDGE III Lot/Block 0020 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0009.JPG 3/29/2023</p>														
Legal Description Lat/Long: 36.27284471 -95.64844063																			
LOT 20 BLOCK 3 KING RIDGE III					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 30</td> <td>R20-NEW 1600 SQ FT SFR</td> <td>04/2019</td> <td>09/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 30	R20-NEW 1600 SQ FT SFR	04/2019	09/2019	100,000
Number	Description	Opened	Closed	Amount															
R19 30	R20-NEW 1600 SQ FT SFR	04/2019	09/2019	100,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	HODGE, TYLER RAY &	03/21/2023	201,000	YES										
					/	RC VERDIGRIS LLC	07/31/2019	147,500	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	2024		Land Value	45,787	45,787	11%	5,037	Assessed	22,799	2,489.01									
Year Frozen			Improvements	161,472	161,472		17,762	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	207,259	207,259		22,799	Total Taxable	22,799	2,489.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101650	CROSS, BREEANNA CALLIHAN &			85	200,759	0	22,084	2,411.00										
2024	2024-660101650	CROSS, BREEANNA CALLIHAN &			85	201,633	0	22,180	2,278.00										
2023	2023-660101650	CROSS, BREEANNA CALLIHAN &			85	168,964	1000	15,400	1,580.00										
2022	2022-660101650	HODGE, TYLER RAY &			85	170,487	1000	14,923	1,545.00										
2021	2021-660101650	HODGE, TYLER RAY &			85	140,534	1000	14,459	1,436.00										
2020	2020-660101650	HODGE, TYLER RAY &			85	138,434	1000	14,228	1,460.00										
2019	2019-660101650	HODGE, TYLER RAY &			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	0.1798	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,832.00 x 5.85 = 45,787	<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0009.JPG 3/29/2023</p>
Factor Value		
Adjustments	1.0000	
Lot Value	45,787	

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	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

Cost Approach		Manual : 01/2025	
Base Cost	105.34	Total Misc Impr	+ 2,317
Roofing Adj	+ 4.79	Garage Cost	+ 12,022
Subfloor Adj	+ -1.23	Total RCN	= 169,971
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 8,499
Plumbing Adj	+ 11.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,472
Adj Base Cost	= 132.34	Lot Value	+ 45,787
Total Area	x 1,176	Indicated Value	= 207,259
Adjusted Cost	= 155,632	Value Per SqFt	176.24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,324	160.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	173,860		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,472		
Lot Value	45,787		
Indicated Value	207,259	176.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,259	176.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143082	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	143083	13x4		52	24.10		1,253



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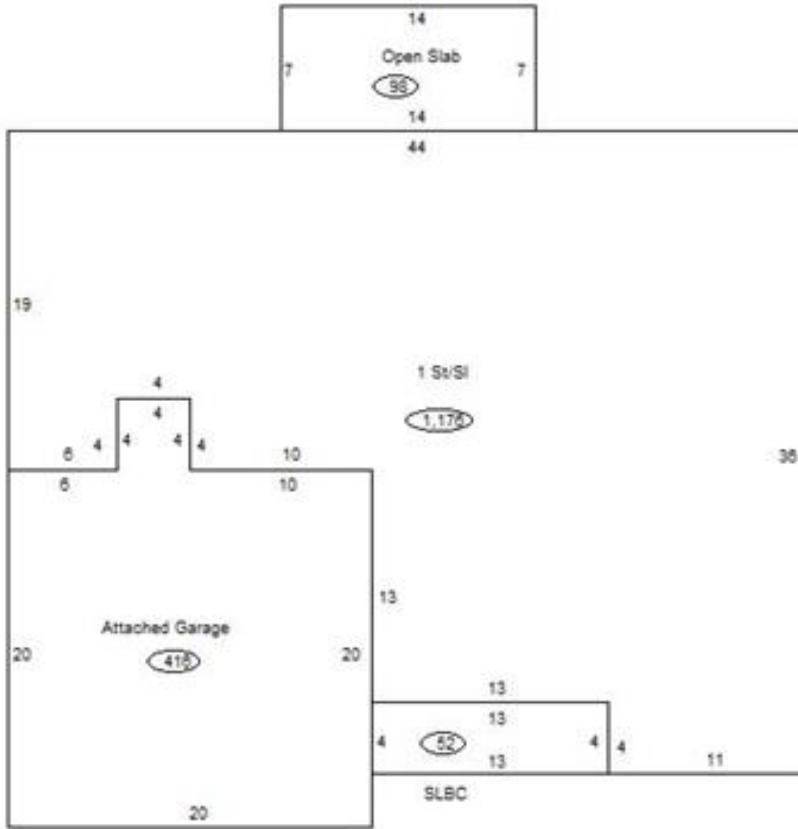
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Sketch Image

660101650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,176	1.000	1,176
2	G	1		10	Attached Garage	416	1.000	416
3	M	PATO		10	Open Slab	98	1.000	98
4	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,176		1,176