



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:43
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Assessment Data					Primary Image																																																																				
Account 660101652 Parcel ID 000000000-0000415-004-0001 Cadastral ID 30-21-16-12900 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 329666 WILSON, CATHY SUE 10244 E KATHY ST CLAREMORE OK 74019-0000 Parcel Location Situs 10244 E KATHY ST Subdivision KING RIDGE III Lot/Block 0001 / 0004 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: 36.27177635 -95.64718471																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2155		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,387.00 x 5.46 = 51,230		
Factor Value			
Adjustments	1.0000		
Lot Value	51,230		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,370 / 1,370
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,370
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	184,059	134.35 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	185,420	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	164,985		
Lot Value	51,230		
Indicated Value	216,215	157.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,215	157.82	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.86	Total Misc Impr	+	2,486
Roofing Adj	+ 4.15	Garage Cost	+	10,152
Subfloor Adj	+ 0.00	Total RCN	=	173,668
Heat/Cool Adj	+ 10.30	Depreciation (5%)	-	8,683
Plumbing Adj	+ 9.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	164,985
Adj Base Cost	= 117.54	Lot Value	+	51,230
Total Area	x 1,370	Indicated Value	=	216,215
Adjusted Cost	= 161,030	Value Per SqFt		157.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143188	11x8		88	21.02		1,850
PRCH	SLAB PORCH - COVERED	143189	6x5		30	21.20		636



Rogers

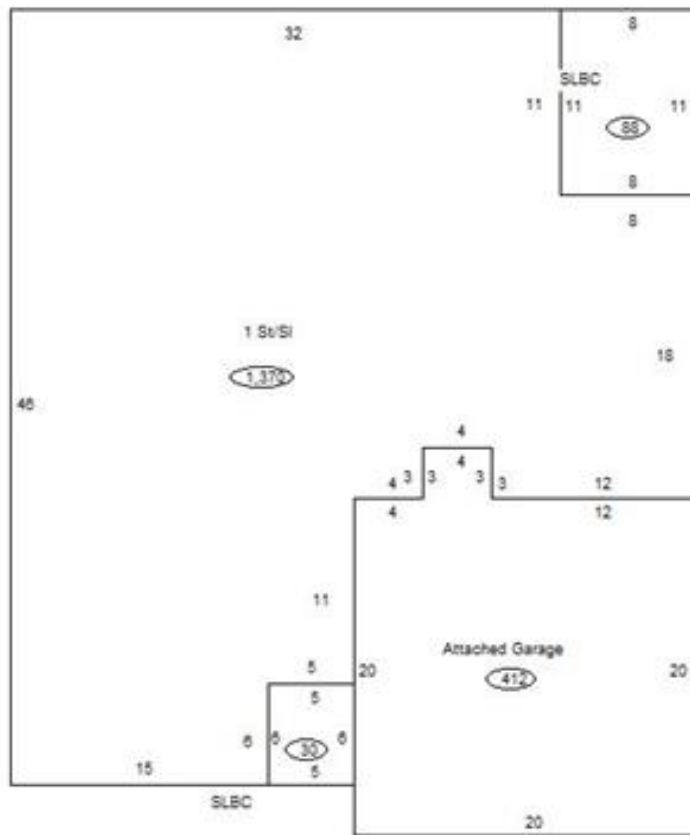
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Sketch Image

660101652



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,370	1.000	1,370
2	G	1		10	Attached Garage	412	1.000	412
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						1,370		1,370