



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:45:53  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101658 <b>Parcel ID</b> 000000000-0000415-004-0007 <b>Cadastral ID</b> 30-21-16-12960 <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> 329011 PIPPIN, GABRIELLE C & ETHAN W  10120 E KATHY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10120 E KATHY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0007 / 0004 <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																																																																									
<b>Legal Description</b> Lot/Long: 36.27207292 -95.64855355																																																																									
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Date 04/18/2026  
Time 09:45:54  
Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1997	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,699.00 x 5.61 = 48,822	
Factor Value		
Adjustments	1.0000	
Lot Value	48,822	

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	1,273 / 1,273
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,273
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 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	177,243	139.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	177,450 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	94.90	Total Misc Impr	+	2,149	
Roofing Adj	+ 4.21	Garage Cost	+	9,737	
Subfloor Adj	+ 0.00	Total RCN	=	163,806	
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	-	8,190	
Plumbing Adj	+ 9.93	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	155,616	
Adj Base Cost	= 119.34	Lot Value	+	48,822	
Total Area	x 1,273	Indicated Value	=	204,438	
Adjusted Cost	= 151,920	Value Per SqFt		160.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,616		
Lot Value	48,822		
Indicated Value	204,438	160.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,438	160.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143098	14x10		140	9.91		1,387
PRCH	SLAB PORCH - COVERED	143099	12x3		36	21.18		762



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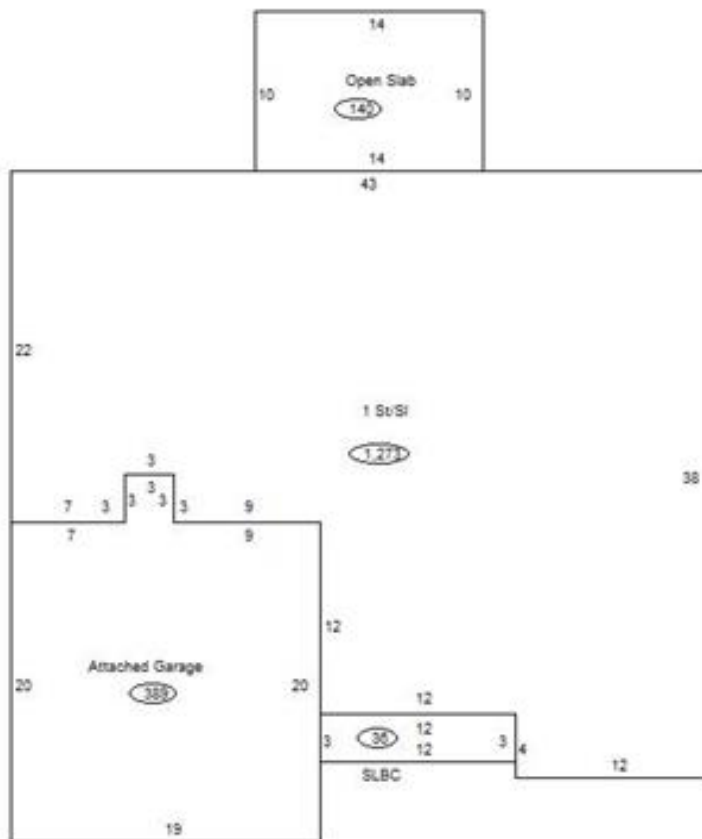
Date 04/18/2026

Time 09:45:54

Page 3

Sketch Image

660101658



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,273	1.000	1,273
2	G	1		10	Attached Garage	389	1.000	389
3	M	PATO		10	Open Slab	140	1.000	140
4	M	PRCH		10	SLBC	36	1.000	36
<b>Total Building Area</b>						<b>1,273</b>		<b>1,273</b>