



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	660101660								
Parcel ID	000000000-0000415-004-0009								
Cadastral ID	30-21-16-12980								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	303870								
CLERMONT PROPERTIES INC									
501 B S LYNN RIGGS BLVD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	10110 E KATHY ST								
Subdivision	KING RIDGE III								
Lot/Block	0009 / 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 Lat/Long: 36.27196738 -95.64876238									
Building Permits									
LOT 9 BLOCK 4 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R19 52	R20- NEW 1422 SQ FT SFR	07/2019	12/2019	100,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CARRICO, CHESTER CALVIN	04/14/2022	210,000	YES
					/	RC VERDIGRIS LLC	10/15/2019	163,500	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	2023	Land Value	53,577	53,577	11%	Assessed	26,547	2,898.18	
Year Frozen		Improvements	187,768	187,768		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	241,345	241,345		Total Taxable	26,547	2,898.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101660	CLERMONT PROPERTIES INC	85	233,695	0	25,468	2,780.00		
2024	2024-660101660	CLERMONT PROPERTIES INC	85	223,075	0	24,255	2,492.00		
2023	2023-660101660	CLERMONT PROPERTIES INC	85	210,000	0	23,100	2,354.00		
2022	2022-660101660	CLERMONT PROPERTIES INC	85	193,364	0	18,494	1,903.00		
2021	2021-660101660	CARRICO, CHESTER CALVIN	85	160,120	0	17,613	1,736.00		
2020	2020-660101660	CARRICO, CHESTER CALVIN	85	157,709	0	17,348	1,768.00		
2019	2019-660101660	RC VERDIGRIS LLC	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	0.2319		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,101.00 x 5.30 = 53,577		
Factor Value			
Adjustments	1.0000		
Lot Value	53,577		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,459 / 1,459
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,459
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	206,328	141.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	202,040		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.43	Total Misc Impr	+ 3,434
Roofing Adj	+ 4.55	Garage Cost	+ 11,944
Subfloor Adj	+ -1.18	Total RCN	= 197,651
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 9,883
Plumbing Adj	+ 9.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,768
Adj Base Cost	= 124.93	Lot Value	+ 53,577
Total Area	x 1,459	Indicated Value	= 241,345
Adjusted Cost	= 182,273	Value Per SqFt	165.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,768		
Lot Value	53,577		
Indicated Value	241,345	165.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,345	165.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143225	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	143226	15x3		45	24.13		1,086



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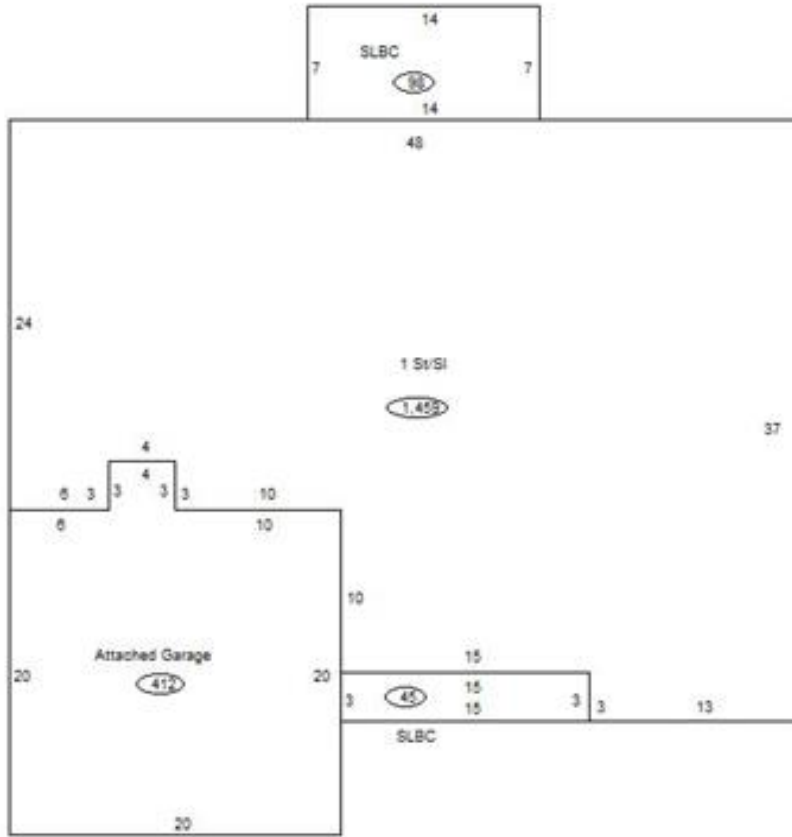
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,459	1.000	1,459
2	G	1		10	Attached Garage	412	1.000	412
3	M	PRCH		10	SLBC	98	1.000	98
4	M	PRCH		10	SLBC	45	1.000	45
Total Building Area						1,459		1,459



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						