



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:46:14  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101669 <b>Parcel ID</b> 000000000-0000415-005-0009 <b>Cadastral ID</b> 30-21-16-13070 <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> 329040 RODRIGUEZ, EVELIO R & MELISSA M  10135 E LARRY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10135 E LARRY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0009 / 0005 <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: 36.27331097 -95.64839780																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1956		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,519.00 x 5.66 = 48,192		
Factor Value			
Adjustments	0.8000		
Lot Value	38,554		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,470 / 1,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,470
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	424 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	208,075	141.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,650		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.74	Total Misc Impr	+	2,666	
Roofing Adj	+ 4.54	Garage Cost	+	12,177	
Subfloor Adj	+ -1.17	Total RCN	=	197,344	
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	9,867	
Plumbing Adj	+ 9.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	187,477	
Adj Base Cost	= 124.15	Lot Value	+	38,554	
Total Area	x 1,470	Indicated Value	=	226,031	
Adjusted Cost	= 182,501	Value Per SqFt		153.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,477		
Lot Value	38,554		
Indicated Value	226,031	153.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,031	153.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143070	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	143071	5x4		20	24.21		484



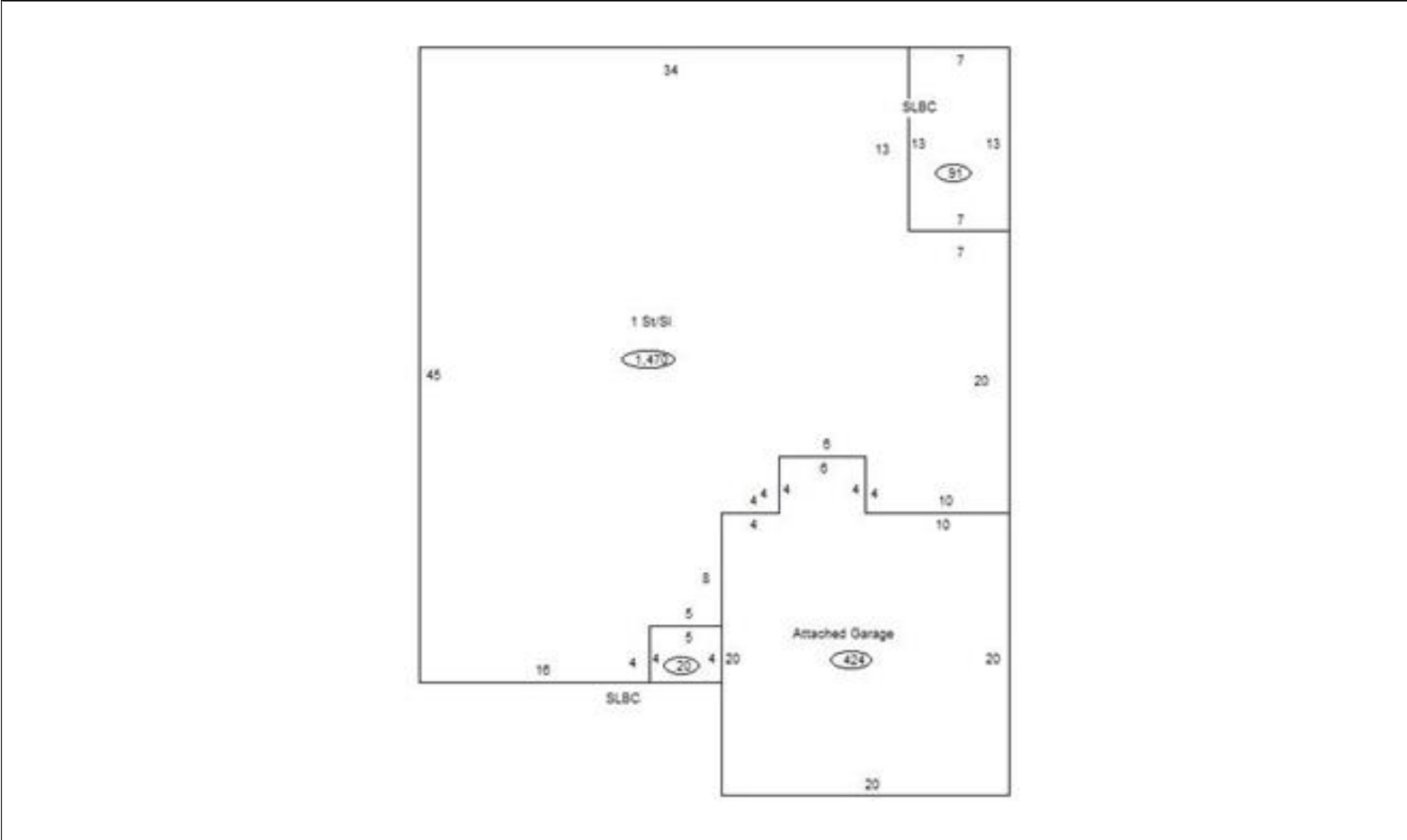
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Sketch Image

660101669



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,470	1.000	1,470
2	G	1		10	Attached Garage	424	1.000	424
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	20	1.000	20
<b>Total Building Area</b>						<b>1,470</b>		<b>1,470</b>