



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:14:36  
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Assessment Data					Primary Image																																																				
<b>Account</b> 660104403 <b>Parcel ID</b> 00000-0-0-0000416-004-0016 <b>Cadastral ID</b> 30-21-16-14130 <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> 342469 FUENTES, ELIA PATRICIA LARA  10170 E LEE LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10170 E LEE LN <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0016 / 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: 36.26939276 -95.64895959										<b>Building Permits</b> <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>R20 23</td> <td>R22- NEW 1243 SQ FT SFR</td> <td>11/2020</td> <td>03/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 23	R22- NEW 1243 SQ FT SFR	11/2020	03/2021	100,000																																	
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2634		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,476.00 x 4.91 = 56,327		
Factor Value			
Adjustments	1.0000		
Lot Value	56,327		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,232
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	195,891 159.00 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	176,940 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	167,849
Lot Value	56,327
Indicated Value	224,176 181.96 Per SqFt
Agland Value	
Site Improvements	
Total Value	224,176 181.96 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	104.36	Total Misc Impr	+	2,222
Roofing Adj	+ 4.72	Garage Cost	+	11,525
Subfloor Adj	+ -1.22	Total RCN	=	174,843
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	-	6,994
Plumbing Adj	+ 11.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	167,849
Adj Base Cost	= 130.76	Lot Value	+	56,327
Total Area	x 1,232	Indicated Value	=	224,176
Adjusted Cost	= 161,096	Value Per SqFt		181.96

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149446	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	149447	12x4		48	24.12		1,158



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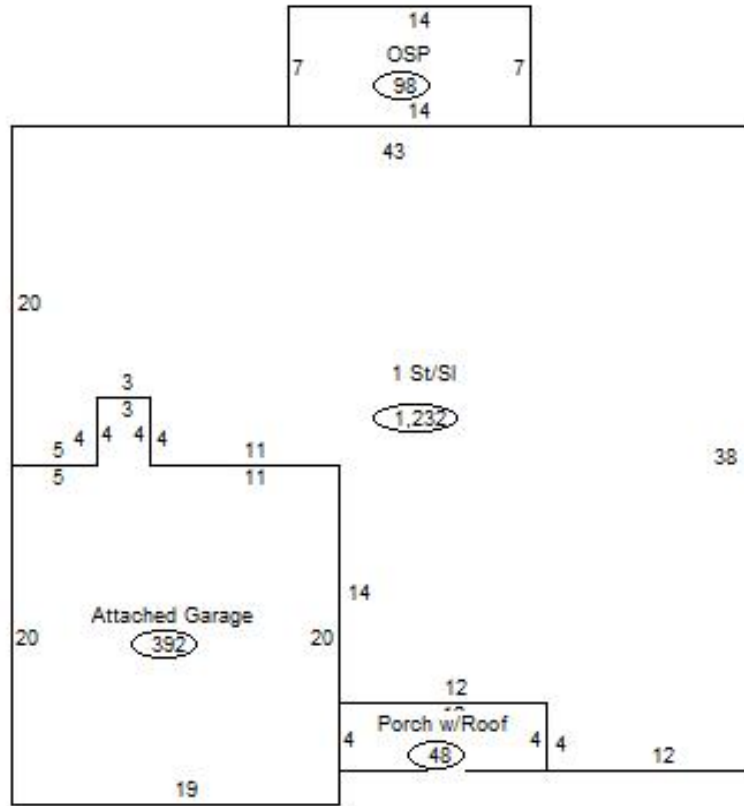
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### Sketch Image

660104403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,232	1.000	1,232
2	G	1		13	Attached Garage	392	1.000	392
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						1,232		1,232