




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																										
Account 660109192 Parcel ID 000418-0001-005-0-000-00 Cadastral ID 30-21-16-14350 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348809 HESTIA WH LLC 225 LIBERTY ST STE 4210 NEW YORK NY 10281-0000 Parcel Location Situs 10187 E BISWELL LN Subdivision KING RIDGE V Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109192_001.JPG 1/15/2026</p>																																																										
Legal Description Lot/Long: 36.27737089 -95.64800217 LOT 5 BLOCK 1 KING RIDGE V																																																															
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2519		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,973.00 x 5.04 = 55,321		
Factor Value			
Adjustments			
Lot Value	55,321		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,611 / 1,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	90.76	Total Misc Impr	+ 2,386
Roofing Adj	+ 4.00	Garage Cost	+ 12,700
Subfloor Adj	+ 0.00	Total RCN	= 193,714
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,937
Plumbing Adj	+ 5.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,777
Adj Base Cost	= 110.88	Lot Value	+ 55,321
Total Area	x 1,611	Indicated Value	= 247,098
Adjusted Cost	= 178,628	Value Per SqFt	153.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,777		
Lot Value	55,321		
Indicated Value	247,098	153.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,098	153.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193365	5x5		25	21.21		530
PATC	Patio - Covered	193366	13x8		104	17.85		1,856



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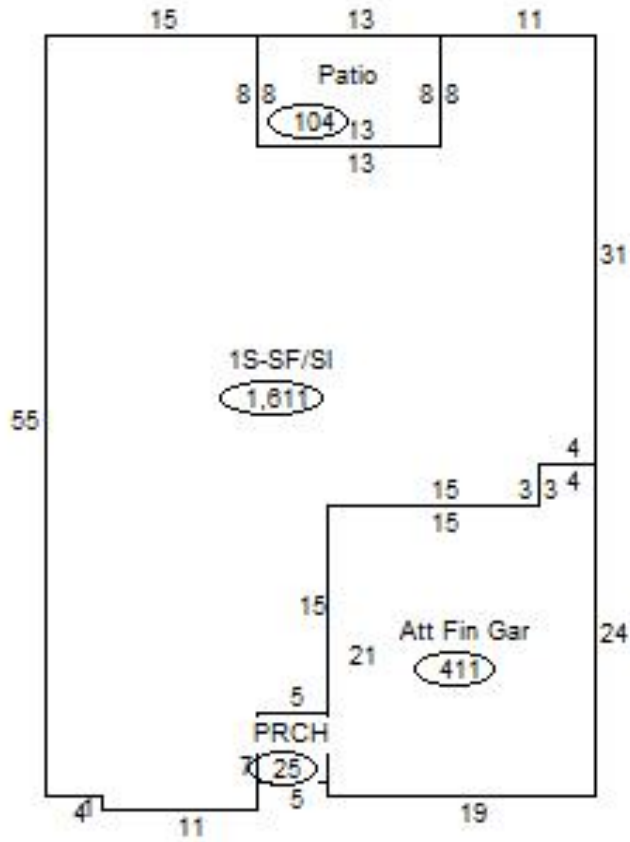
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,611	1.000	1,611
2	G	5		20	Att Fin Gar	411	1.000	411
3	M	PRCH		20	PRCH	25	1.000	25
4	M	PATC		20	Patio	104	1.000	104
Total Building Area						1,611		1,611