



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:03
Page 1

Assessment Data					Primary Image																																																	
Account 660109196 Parcel ID 000418-0002-004-0-000-00 Cadastral ID 30-21-16-14390 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347992 JARVIS FAMILY DECLARATION OF TRUST PO BOX 1973 CATOOSA OK 74015-0000 Parcel Location Situs 10132 E BISWELL LN Subdivision KING RIDGE V Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109196_001.JPG 9/24/2025</p>																																																	
Legal Description Lot/Long: 36.27690242 -95.64877744 LOT 4 BLOCK 2 KING RIDGE V																																																						
Exemptions					Building Permits																																																	
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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1573		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,854.00 x 5.95 = 40,781		
Factor Value			
Adjustments	1.0525		
Lot Value	42,922		



660109196_001.JPG 9/24/2025

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	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,444
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	387 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	100.73	Total Misc Impr	+ 3,421
Roofing Adj	+ 4.56	Garage Cost	+ 14,304
Subfloor Adj	+ -1.19	Total RCN	= 195,034
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,950
Plumbing Adj	+ 7.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,084
Adj Base Cost	= 122.79	Lot Value	+ 42,922
Total Area	x 1,444	Indicated Value	= 236,006
Adjusted Cost	= 177,309	Value Per SqFt	163.44

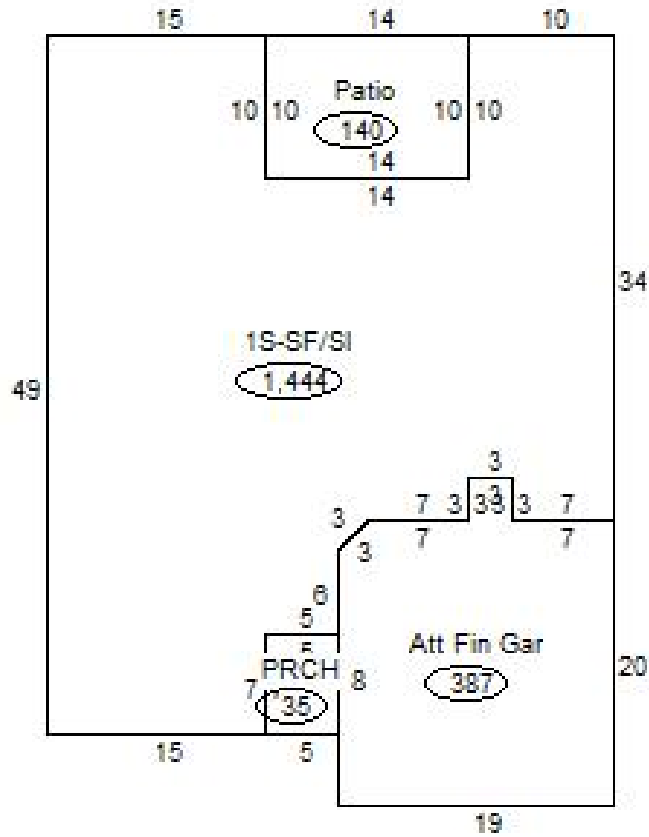
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,084		
Lot Value	42,922		
Indicated Value	236,006	163.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,006	163.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176260	7x5		35	24.16		846
PATC	Patio - Covered	176261	14x10		140	18.39		2,575



Sketch Image

660109196



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,444	1.000	1,444
2	G	5		20	Att Fin Gar	387	1.000	387
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	140	1.000	140
Total Building Area						1,444		1,444