




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 660109197 Parcel ID 000418-0002-005-0-000-00 Cadastral ID 30-21-16-14400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347608 DAVIDSON, ZACHARY A & PORSCHE LYNN 10118 E BISWELL LN CLAREMORE OK 74019-0000 Parcel Location Situs 10118 E BISWELL LN Subdivision KING RIDGE V Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109197_001.JPG 9/24/2025</p>																																																																
Legal Description Lot/Long: 36.27694209 -95.64909673 LOT 5 BLOCK 2 KING RIDGE V																																																																					
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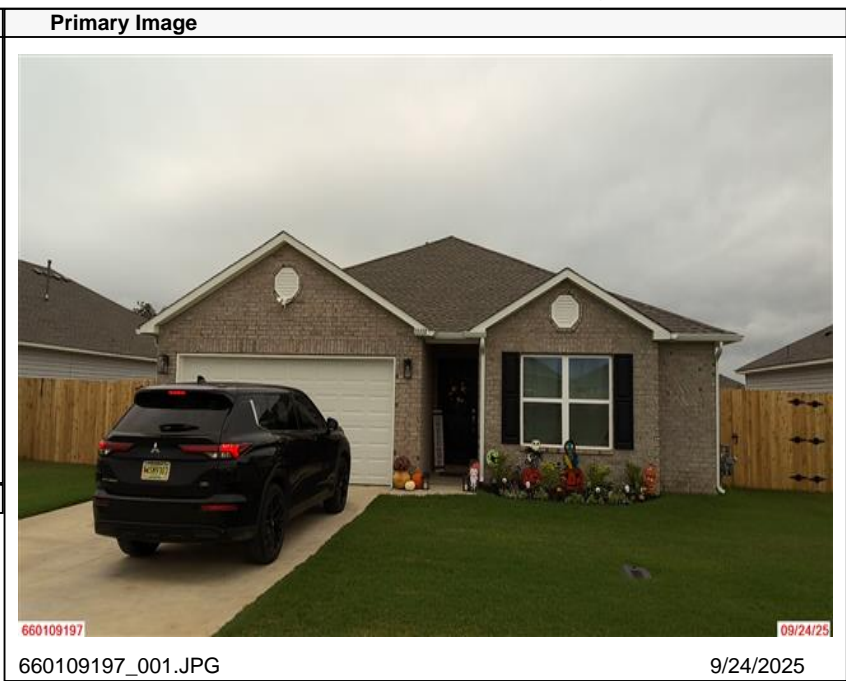
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1492		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,499.00 x 5.95 = 38,669		
Factor Value			
Adjustments			
Lot Value	38,669		



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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	1,611 / 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 Detached 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	98.35	Total Misc Impr	+ 2,575
Roofing Adj	+ 4.46	Garage Cost	+ 16,917
Subfloor Adj	+ -1.15	Total RCN	= 212,184
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,122
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,062
Adj Base Cost	= 119.61	Lot Value	+ 38,669
Total Area	x 1,611	Indicated Value	= 248,731
Adjusted Cost	= 192,692	Value Per SqFt	154.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,062		
Lot Value	38,669		
Indicated Value	248,731	154.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,731	154.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176256	5x5		25	24.19		605
PATC	Patio - Covered	176257	13x8		104	18.94		1,970



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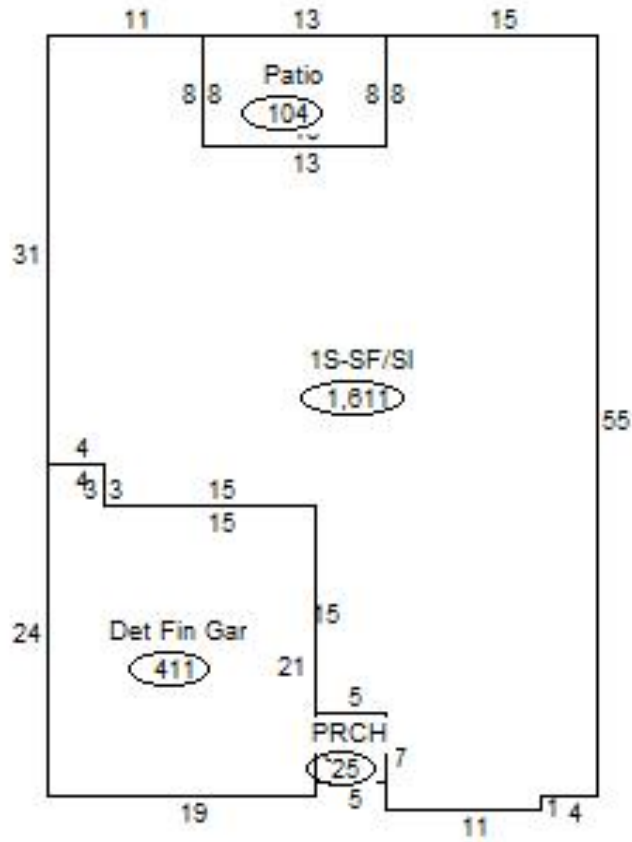
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Sketch Image

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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/SI	1,611	1.000	1,611
2	G	6		20	Det 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