



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:22:43  
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Assessment Data					Primary Image																																																					
<b>Account</b> 660109218 <b>Parcel ID</b> 000418-0003-007-0-000-00 <b>Cadastral ID</b> 30-21-16-14610 <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> 348731 GAMBOA, JHOJON JASE & ALEXA J REYES GUTIERREZ  10145 E BISWELL LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10145 E BISWELL LN <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0007 / 0003 <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: 36.27744840 -95.64889703 LOT 7 BLOCK 3 KING RIDGE V										<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>R25 026</td> <td>NEW SFR 1446 SQ FT</td> <td>05/2025</td> <td>09/2025</td> <td>165,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 026	NEW SFR 1446 SQ FT	05/2025	09/2025	165,000																																		
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1478		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,438.00 x 5.95 = 38,306		
Factor Value			
Adjustments	1.1334		
Lot Value	43,416		



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

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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	+ 43,416
Total Area	x 1,444	Indicated Value	= 236,500
Adjusted Cost	= 177,309	Value Per SqFt	163.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,084		
Lot Value	43,416		
Indicated Value	236,500	163.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,500	163.78	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	176279	7x5		35	24.16	846
PATC	Patio - Covered	176280	14x10		140	18.39	2,575



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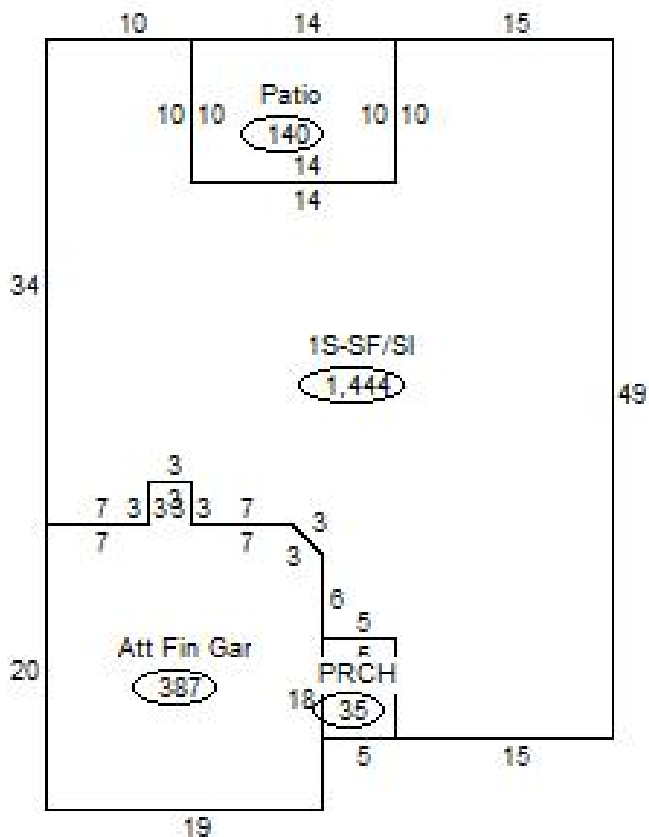
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Sketch Image

660109218



### 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
<b>Total Building Area</b>						<b>1,444</b>		<b>1,444</b>