



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:22:46  
Page 1

Assessment Data					Primary Image																																																																										
<b>Account</b> 660109220 <b>Parcel ID</b> 000418-0003-009-0-000-00 <b>Cadastral ID</b> 30-21-16-14630 <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> 347823 GREENE, CHRISTOPHER ROBIN & ASHLEY MICHELLE JONES  10117 E BISWELL LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10117 E BISWELL LN <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0009 / 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					<p>660109220_001.JPG 9/25/2025</p>																																																																										
<b>Legal Description</b> Lot/Long: 36.27742840 -95.64923722 LOT 9 BLOCK 3 KING RIDGE V																																																																															
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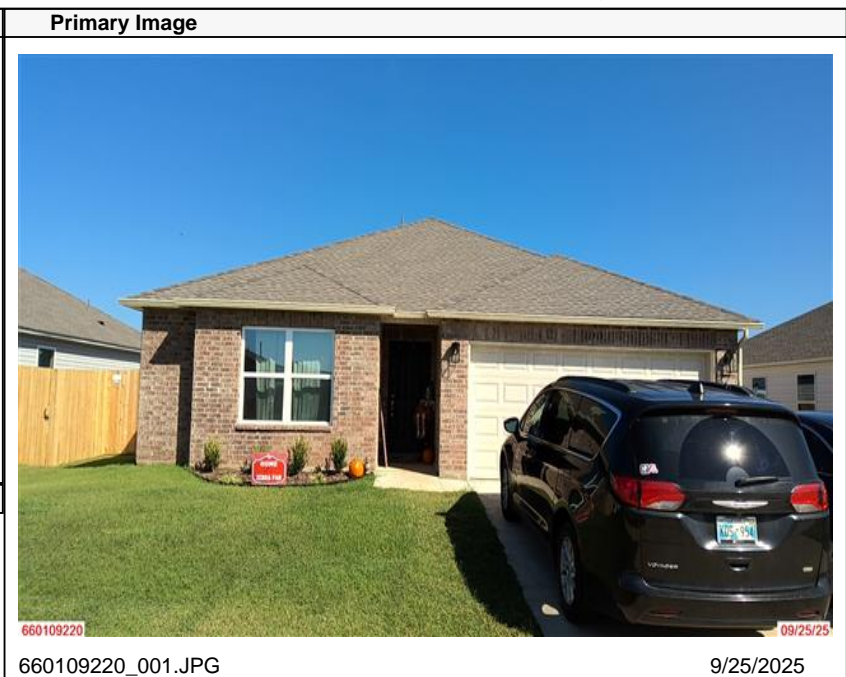
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Date 04/18/2026  
 Time 11:22:46  
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1457		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,348.00 x 5.95 = 37,771		
Factor Value			
Adjustments	1.0167		
Lot Value	38,402		



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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 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	98.35	Total Misc Impr	+ 2,575
Roofing Adj	+ 4.46	Garage Cost	+ 14,940
Subfloor Adj	+ -1.15	Total RCN	= 210,207
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 2,102
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,105
Adj Base Cost	= 119.61	Lot Value	+ 38,402
Total Area	x 1,611	Indicated Value	= 246,507
Adjusted Cost	= 192,692	Value Per SqFt	153.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,105		
Lot Value	38,402		
Indicated Value	246,507	153.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,507	153.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176293	5x5		25	24.19		605
PATC	Patio - Covered	176294	13x8		104	18.94		1,970



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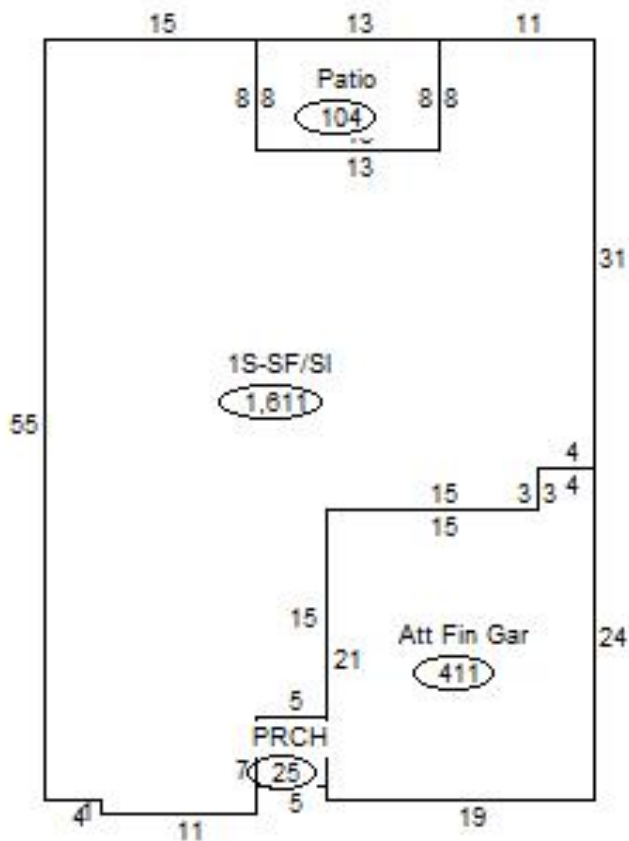
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 Page 3

Sketch Image

660109220



### 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
<b>Total Building Area</b>						1,611		1,611