




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:55
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Assessment Data					Primary Image																																																																										
Account 660109225 Parcel ID 000418-0004-004-0-000-00 Cadastral ID 30-21-16-14680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348629 PICKAR, ASHLEY RENEE PO BOX 1841 CLAREMORE OK 74018-0000 Parcel Location Situs 10119 E KING PL Subdivision KING RIDGE V Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109225_001.JPG 1/15/2026</p>																																																																										
Legal Description Lot/Long: 36.27809894 -95.64899478 LOT 4 BLOCK 4 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	0.1649		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,181.00 x 5.95 = 42,727		
Factor Value			
Adjustments	1.1115		
Lot Value	47,491		



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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	1,336 / 1,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,336
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	100.23	Total Misc Impr	+ 2,556
Roofing Adj	+ 4.54	Garage Cost	+ 14,109
Subfloor Adj	+ -1.18	Total RCN	= 180,819
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,808
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,011
Adj Base Cost	= 122.87	Lot Value	+ 47,491
Total Area	x 1,336	Indicated Value	= 226,502
Adjusted Cost	= 164,154	Value Per SqFt	169.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,011		
Lot Value	47,491		
Indicated Value	226,502	169.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,502	169.54	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	193858	7x5		35	24.16	846
PATC	Patio - Covered	193859	15x6		90	19.00	1,710



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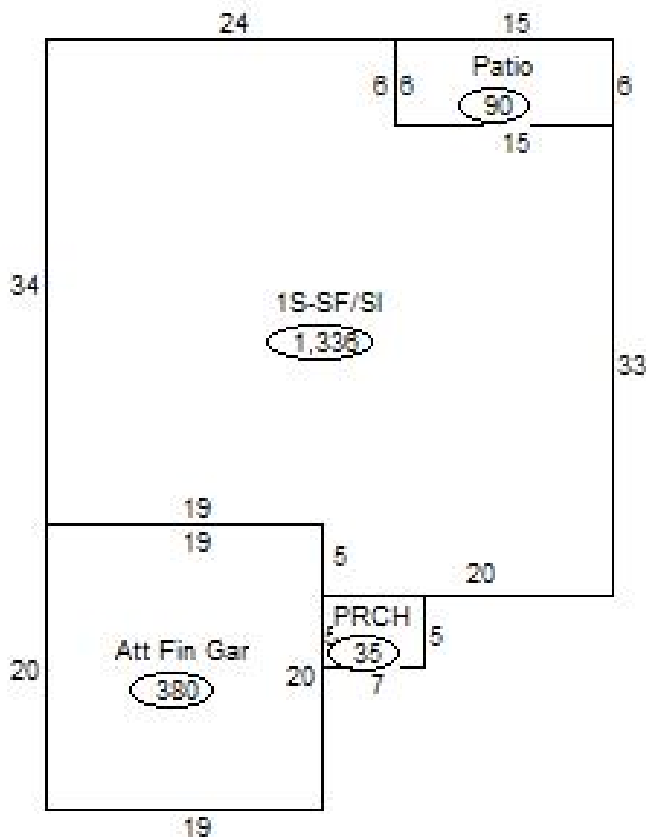
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Sketch Image

660109225



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,336	1.000	1,336
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	90	1.000	90
Total Building Area						1,336		1,336