



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:58
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Assessment Data					Primary Image																																																																										
Account 660109227 Parcel ID 000418-0004-006-0-000-00 Cadastral ID 30-21-16-14700 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348986 DODSON, KENNETH & MACHAEL E 10091 E KING PL CLAREMORE OK 74019-0000 Parcel Location Situs 10091 E KING PL Subdivision KING RIDGE V Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109227_001.JPG 1/15/2026</p>																																																																										
Legal Description Lot/Long: 36.27815960 -95.64952598 LOT 6 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	0.2126		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,262.00 x 5.48 = 50,792		
Factor Value			
Adjustments	1.1107		
Lot Value	56,415		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,355 / 1,355
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,355
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	94.95	Total Misc Impr	+ 1,922
Roofing Adj	+ 4.34	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 175,845
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,758
Plumbing Adj	+ 7.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,087
Adj Base Cost	= 117.31	Lot Value	+ 56,415
Total Area	x 1,355	Indicated Value	= 230,502
Adjusted Cost	= 158,955	Value Per SqFt	170.11

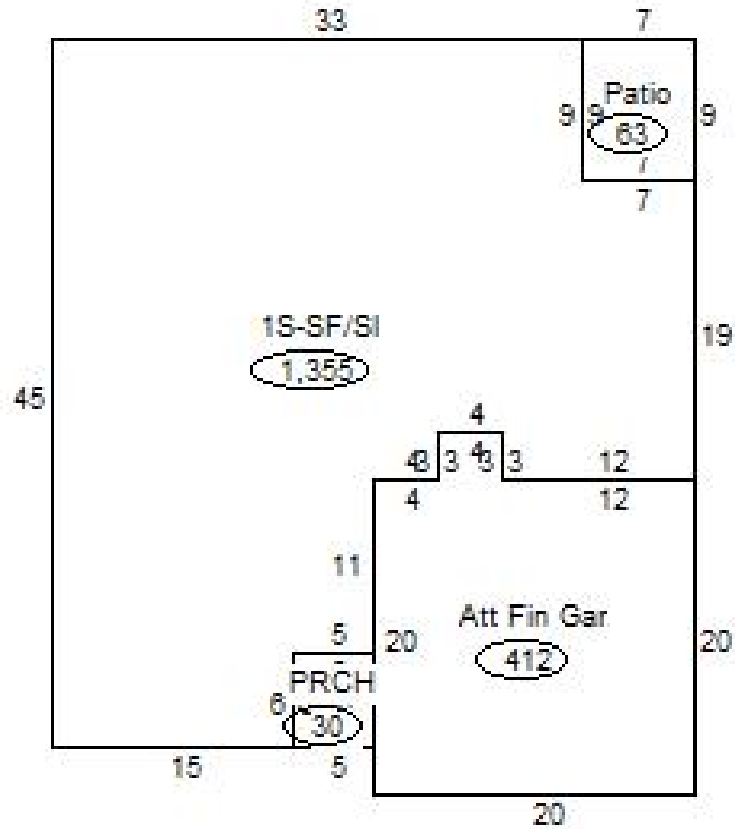
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,087		
Lot Value	56,415		
Indicated Value	230,502	170.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,502	170.11	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	193887	6x5		30	24.17	725
PATC	Patio - Covered	193888	9x7		63	19.00	1,197



Sketch Image

660109227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,355	1.000	1,355
2	G	5		20	Att Fin Gar	412	1.000	412
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	63	1.000	63
Total Building Area						1,355		1,355