



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:23:32  
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Assessment Data					Primary Image																																											
<b>Account</b> 660109246 <b>Parcel ID</b> 000418-0004-025-0-000-00 <b>Cadastral ID</b> 30-21-16-14890 <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> 347469 WAWRZYNAIK, NATHANIAL IRVING & SONYA RENEAL CLARK  10069 E DWAYNE ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10069 E DWAYNE ST <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0025 / 0004 <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: 36.27456271 -95.64989895																																																
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2391		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,417.00 x 5.20 = 54,209		
Factor Value			
Adjustments	0.7429		
Lot Value	40,272		



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	1,953 / 1,953
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,953
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	432 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660109246\_001.JPG 6/18/2025

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	94.64	Total Misc Impr	+ 5,853				
Roofing Adj	+ 4.28	Garage Cost	+ 15,457				
Subfloor Adj	+ -1.11	Total RCN	= 245,182				
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 2,452				
Plumbing Adj	+ 5.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 242,730				
Adj Base Cost	= 114.63	Lot Value	+ 40,272				
Total Area	x 1,953	Indicated Value	= 283,002				
Adjusted Cost	= 223,872	Value Per SqFt	144.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,730		
Lot Value	40,272		
Indicated Value	283,002	144.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	283,002	144.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172534	152		152	23.75		3,610
PATC	Patio - Covered	172535	20x6		120	18.69		2,243



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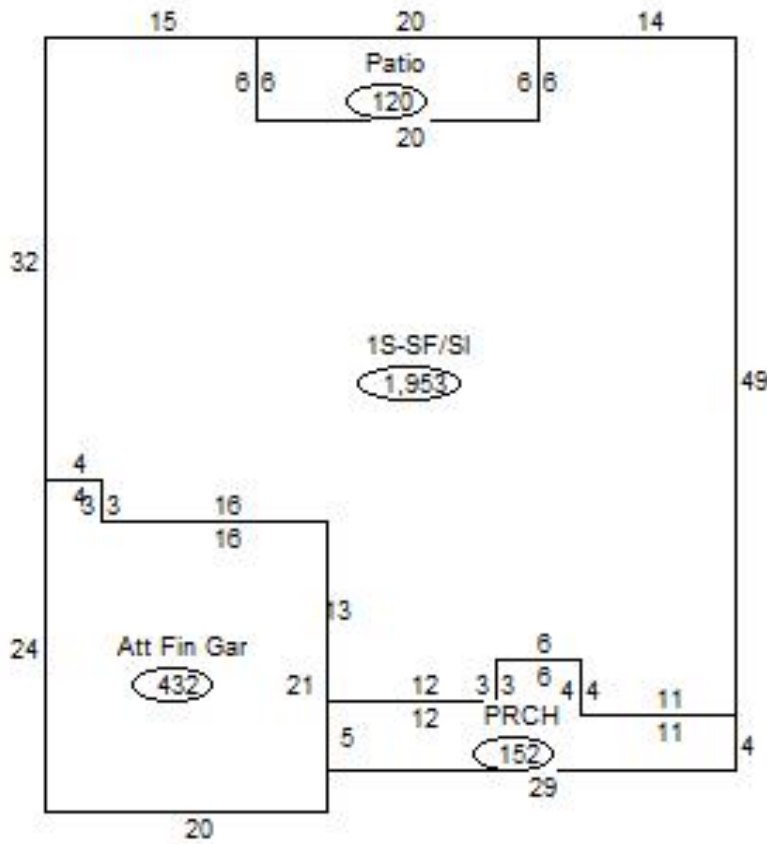
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Sketch Image

660109246



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,953	1.000	1,953
2	G	5		20	Att Fin Gar	432	1.000	432
3	M	PRCH		20	PRCH	152	1.000	152
4	M	PATC		20	Patio	120	1.000	120
<b>Total Building Area</b>						1,953		1,953