



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
<b>Account</b> 660109248 <b>Parcel ID</b> 000418-0004-027-0-000-00 <b>Cadastral ID</b> 30-21-16-14910 <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> 347251 XIONG, YEELING & LISA YANG  10029 E DWAYNE ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10029 E DWAYNE ST <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0027 / 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					<p>660109248_001.JPG 6/18/2025</p>																																																																				
<b>Legal Description</b> Lot/Long: 36.27460773 -95.65048919 LOT 27 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	0.2321		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,110.00 x 5.30 = 53,595		
Factor Value			
Adjustments	0.8080		
Lot Value	43,305		



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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	1,827 / 1,827
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,827
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 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	92.82	Total Misc Impr	+	2,222
Roofing Adj	+ 4.25	Garage Cost	+	14,664
Subfloor Adj	+ -1.21	Total RCN	=	223,428
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	-	2,234
Plumbing Adj	+ 5.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	221,194
Adj Base Cost	= 113.05	Lot Value	+	43,305
Total Area	x 1,827	Indicated Value	=	264,499
Adjusted Cost	= 206,542	Value Per SqFt		144.77

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	221,194		
Lot Value	43,305		
Indicated Value	264,499	144.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,499	144.77	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172437	8x6		48	24.12		1,158
PATO	Patio - Open	172438	14x7		98	10.86		1,064



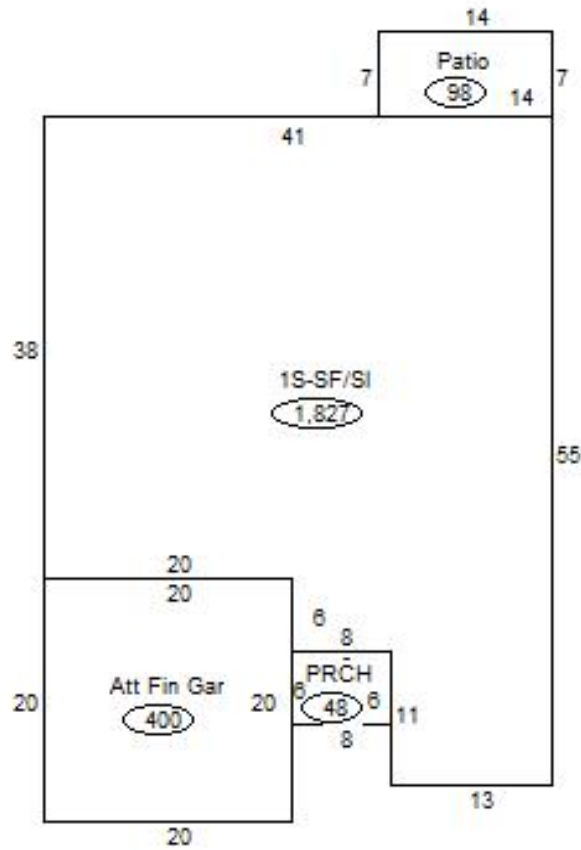
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Sketch Image

660109248



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,827	1.000	1,827
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	48	1.000	48
4	M	PATO		20	Patio	98	1.000	98
<b>Total Building Area</b>						1,827		1,827