



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:23:43  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660109252 <b>Parcel ID</b> 000418-0005-003-0-000-00 <b>Cadastral ID</b> 30-21-16-14950 <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> 347147 MANNING, JORDAN & BRETT ERICKSON  10048 E DWAYNE ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10048 E DWAYNE ST <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0003 / 0005 <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>660109252_001.JPG 6/18/2025</p>																																																	
<b>Legal Description</b> Lot/Long: 36.27411103 -95.65034257 LOT 3 BLOCK 5 KING RIDGE V																																																						
<b>Exemptions</b>					<b>Building Permits</b>																																																	
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 Time 11:23:43  
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1638		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,136.00 x 5.95 = 42,459		
Factor Value			
Adjustments			
Lot Value	42,459		



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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 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	100.68	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 195,154
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,952
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,202
Adj Base Cost	= 122.73	Lot Value	+ 42,459
Total Area	x 1,446	Indicated Value	= 235,661
Adjusted Cost	= 177,468	Value Per SqFt	162.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,202		
Lot Value	42,459		
Indicated Value	235,661	162.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,661	162.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172398	14x6		84	19.00		1,596
PRCH	Porch	172400	6x5		30	24.17		725



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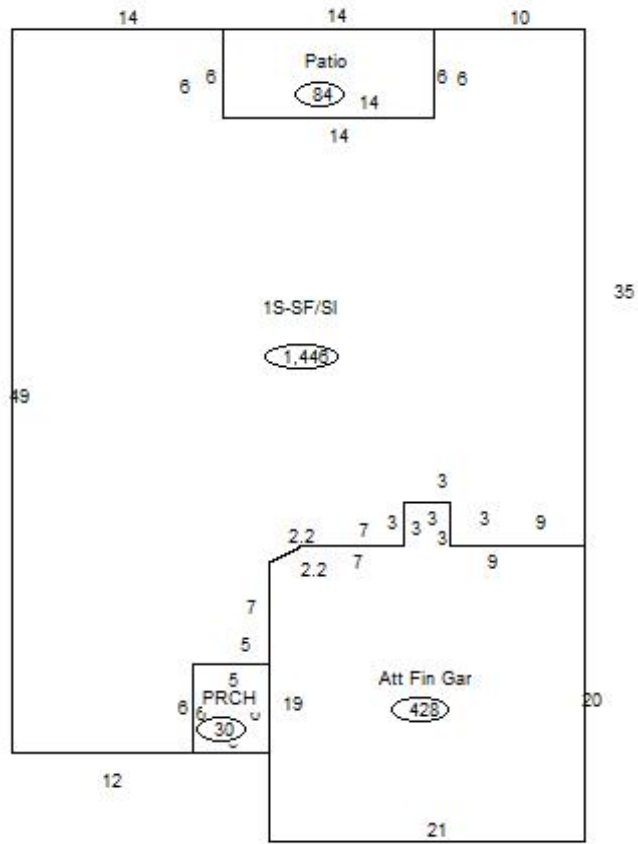
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Sketch Image

660109252



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,446	1.000	1,446
2	M	PATC		13	Patio	84	1.000	84
3	G	5		13	Att Fin Gar	428	1.000	428
4	M	PRCH		13	PRCH	30	1.000	30
<b>Total Building Area</b>						1,446		1,446