



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:23:45
 Page 1

Assessment Data					Primary Image																																																																
Account 660109253 Parcel ID 000418-0005-004-0-000-00 Cadastral ID 30-21-16-14960 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 346737 DETRICK, CHRISTOPHER BRANDON & MIKAYLA 10028 E DWAYNE ST CLAREMORE OK 74019-0000 Parcel Location Situs 10028 E DWAYNE ST Subdivision KING RIDGE V Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109253_001.JPG 6/18/2025</p>																																																																
Legal Description Lot/Long: 36.27404105 -95.65033670 LOT 4 BLOCK 5 KING RIDGE V																																																																					
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Time 11:23:45
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1671		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,280.00 x 5.95 = 43,316		
Factor Value			
Adjustments	0.8614		
Lot Value	37,312		



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6/18/2025

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	1,619 / 1,619
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,619
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	396 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	98.23	Total Misc Impr	+ 2,587
Roofing Adj	+ 4.45	Garage Cost	+ 14,553
Subfloor Adj	+ -1.15	Total RCN	= 210,513
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,105
Plumbing Adj	+ 6.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,408
Adj Base Cost	= 119.44	Lot Value	+ 37,312
Total Area	x 1,619	Indicated Value	= 245,720
Adjusted Cost	= 193,373	Value Per SqFt	151.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,408		
Lot Value	37,312		
Indicated Value	245,720	151.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,720	151.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172395	6x5		30	24.17		725
PATC	Patio - Covered	172396	14x7		98	19.00		1,862



Rogers

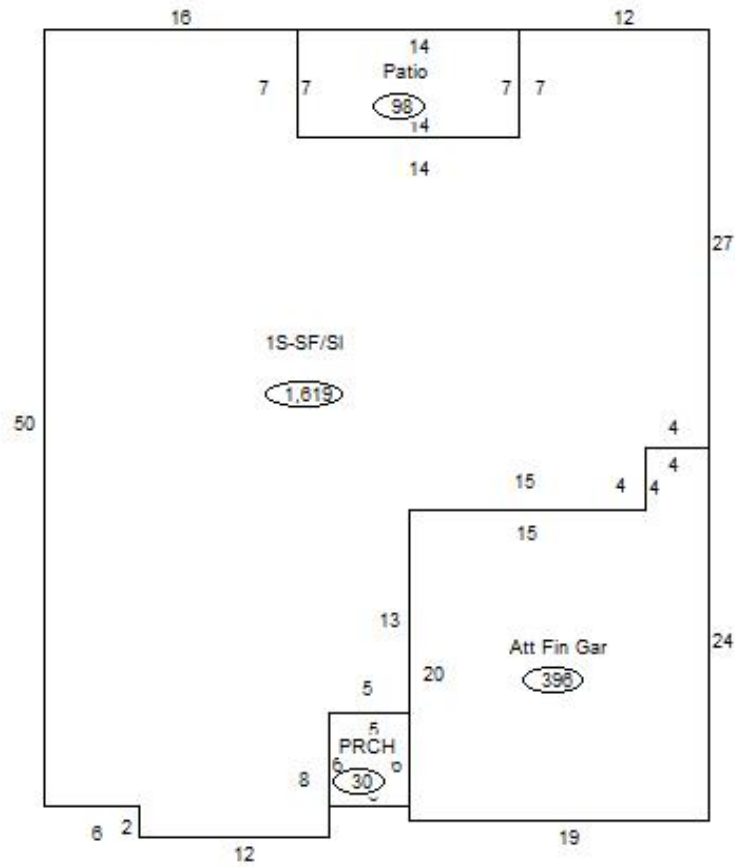
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 Page 3

Sketch Image

660109253



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,619	1.000	1,619
2	G	5		13	Att Fin Gar	396	1.000	396
3	M	PRCH		13	PRCH	30	1.000	30
4	M	PATC		13	Patio	98	1.000	98
Total Building Area						1,619		1,619