



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																	
Account 660109264 Parcel ID 000418-0006-001-0-000-00 Cadastral ID 25-21-15-02510 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345465 TUNE, KEIFER W & JESSICA 9999 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09999 E LARRY ST Subdivision KING RIDGE V Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109264_001.JPG 1/7/2025</p>																																																	
Legal Description Lot/Long: 36.27370044 -95.65094521 LOT 1 BLOCK 6 KING RIDGE V																																																						
Exemptions					Building Permits																																																	
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1882		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,199.00 x 5.74 = 47,072		
Factor Value			
Adjustments	1.2994		
Lot Value	61,167		



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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	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400
Remodel	
Year/Eff Age	2024 / 2

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	98.86	Total Misc Impr	+ 2,037
Roofing Adj	+ 4.47	Garage Cost	+
Subfloor Adj	+ -1.15	Total RCN	= 190,442
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,809
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,633
Adj Base Cost	= 120.31	Lot Value	+ 61,167
Total Area	x 1,566	Indicated Value	= 247,800
Adjusted Cost	= 188,405	Value Per SqFt	158.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,633		
Lot Value	61,167		
Indicated Value	247,800	158.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,800	158.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SPR	Porch w/Roof	162446	6x4		24	0.00	
PATO	Patio - Open	162449	8x6		48	10.86	521
PRCH	Porch	162450	63		63	24.07	1,516

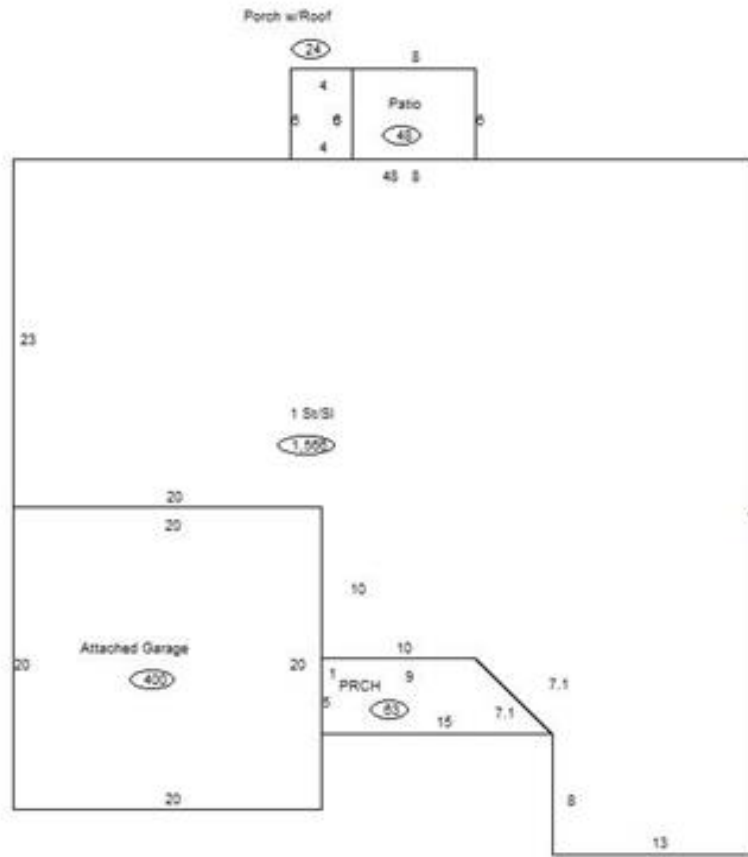


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,566	1.000	1,566
2	M	SPR		10	Porch w/Roof	24	1.000	24
3	G	701		10	Attached Garage	400	1.000	400
4	M	PATO		10	Patio	48	1.000	48
5	M	PRCH		10	PRCH	63	1.000	63
Total Building Area						1,566		1,566