



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:24:09
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Assessment Data					Primary Image																																																																
Account 660109267 Parcel ID 000418-0006-004-0-000-00 Cadastral ID 25-21-15-02540 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345924 MCCORMACK, DARRYL B 9963 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09963 E LARRY ST Subdivision KING RIDGE V Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109267_001.JPG 1/7/2025</p>																																																																
Legal Description Lot/Long: 36.27369913 -95.65160476 LOT 4 BLOCK 6 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	0.1702		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,413.00 x 5.95 = 44,107		
Factor Value			
Adjustments	0.7778		
Lot Value	34,306		



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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	1,695 / 1,695
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,695
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	408 Attached Garage - Finished
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	97.34	Total Misc Impr	+ 2,575
Roofing Adj	+ 4.41	Garage Cost	+ 14,872
Subfloor Adj	+ -1.15	Total RCN	= 217,830
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,357
Plumbing Adj	+ 6.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,473
Adj Base Cost	= 118.22	Lot Value	+ 34,306
Total Area	x 1,695	Indicated Value	= 247,779
Adjusted Cost	= 200,383	Value Per SqFt	146.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,473		
Lot Value	34,306		
Indicated Value	247,779	146.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,779	146.18	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	162464	7x5		35	24.16	846
PATC	Patio - Covered	162465	13x7		91	19.00	1,729



Rogers

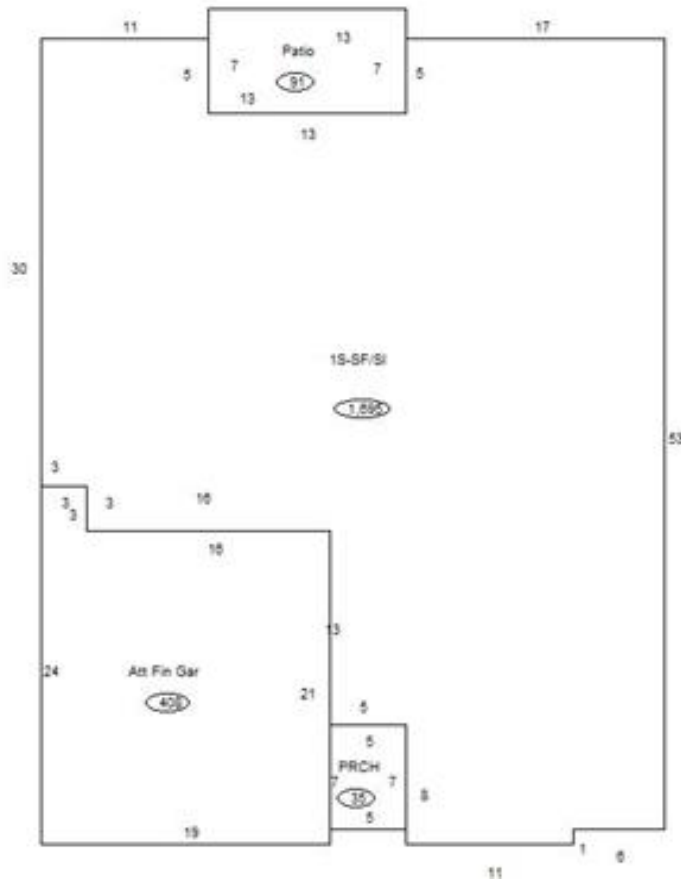
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Sketch Image

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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	1S-SF/Sl	1,695	1.000	1,695
2	G	5		10	Att Fin Gar	408	1.000	408
3	M	PRCH		10	PRCH	35	1.000	35
4	M	PATC		10	Patio	91	1.000	91
Total Building Area						1,695		1,695