



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660109269 Parcel ID 000418-0006-006-0-000-00 Cadastral ID 25-21-15-02560 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345795 HUFF, CALEB DYLAN & BRIDGET PAIGE 11104 E 117TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 09939 E LARRY ST Subdivision KING RIDGE V Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660109269_001.JPG 1/7/2025</p>																																																	
Legal Description Lot/Long: 36.27369589 -95.65201138 LOT 6 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	0.1707		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,435.00 x 5.95 = 44,238		
Factor Value			
Adjustments	1.2713		
Lot Value	56,240		



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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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
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	98.69	Total Misc Impr	+ 0
Roofing Adj	+ 4.48	Garage Cost	+ 0
Subfloor Adj	+ -1.20	Total RCN	= 171,856
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,437
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,419
Adj Base Cost	= 120.77	Lot Value	+ 56,240
Total Area	x 1,423	Indicated Value	= 224,659
Adjusted Cost	= 171,856	Value Per SqFt	157.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,419		
Lot Value	56,240		
Indicated Value	224,659	157.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,659	157.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RPO PATC		162471	4x4		16	0.00		
RPO PRCH		162472	15x3		45	0.00		



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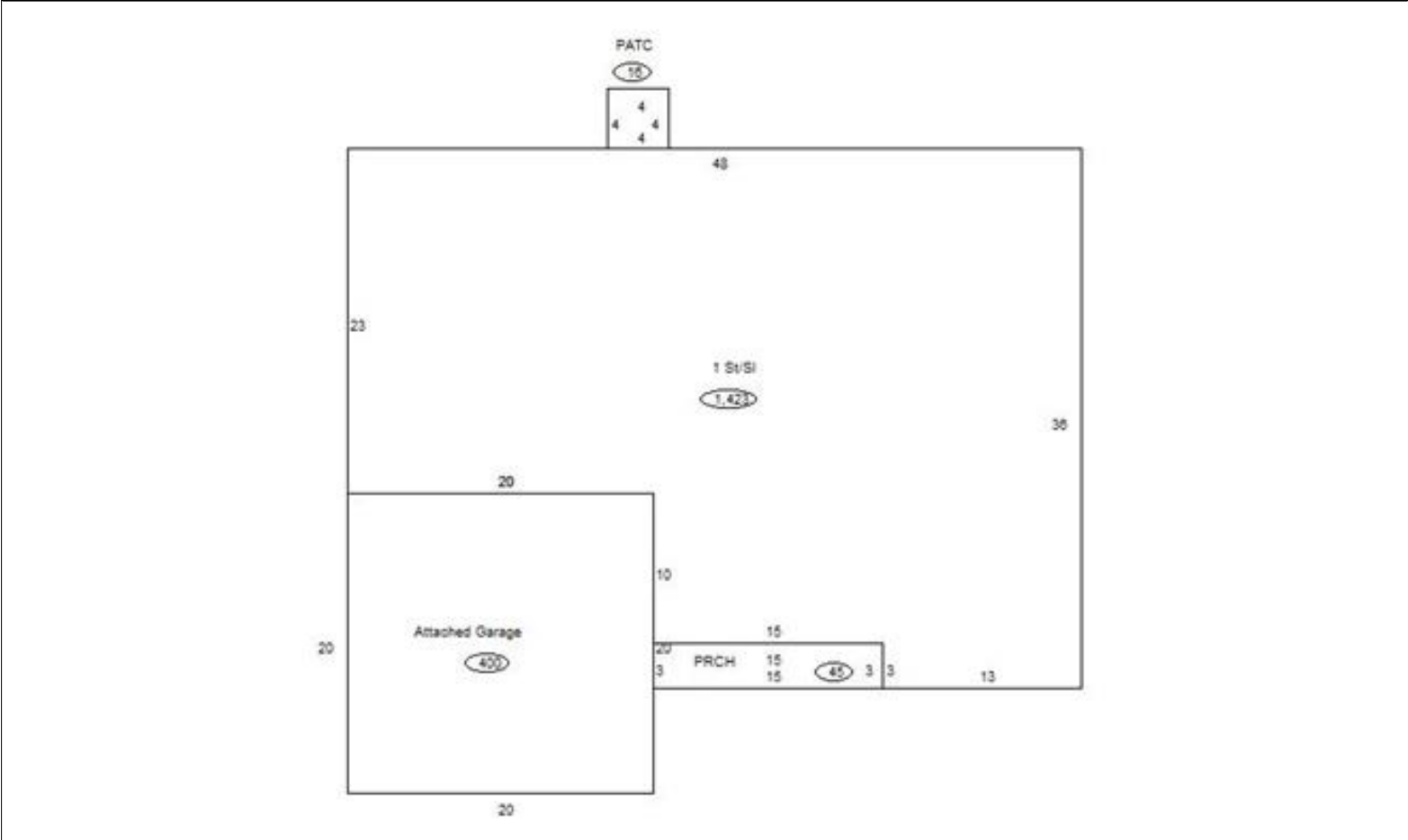
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Sketch Image

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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/SI	1,423	1.000	1,423
2	M	RPO		10	PATC	16	1.000	16
3	M	RPO		10	PRCH	45	1.000	45
4	G	701		10	Attached Garage	400	1.000	400
Total Building Area						1,423		1,423