



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 660109286 Parcel ID 000418-0007-009-0-000-00 Cadastral ID 25-21-15-02730 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345467 OXFORD, MACKENZIE PAIGE & JEFFREY MICHAEL 9998 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09998 E LARRY ST Subdivision KING RIDGE V Lot/Block 0009 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS				<p>660109286_001.JPG 1/7/2025</p>						
Legal Description Lat/Long: 36.27327360 -95.65110590				Building Permits						
LOT 9 BLOCK 7 KING RIDGE V				Number	Description	Opened	Closed	Amount		
				R24 013	NEW SFR 1446 SQ FT	08/2024	01/2025	167,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA/	09/27/2024	240,500	YES	
					/	TULSA L DEV LLC	06/26/2024	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2025		Land Value	55,920	55,920	11%	6,151	Assessed	27,114	2,823.43
Year Frozen			Improvements	190,571	190,571		20,963	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	246,491	246,491		27,114	Total Taxable	27,114	2,823.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109286	OXFORD, MACKENZIE PAIGE &			80	240,500	0	26,455	2,755.00	



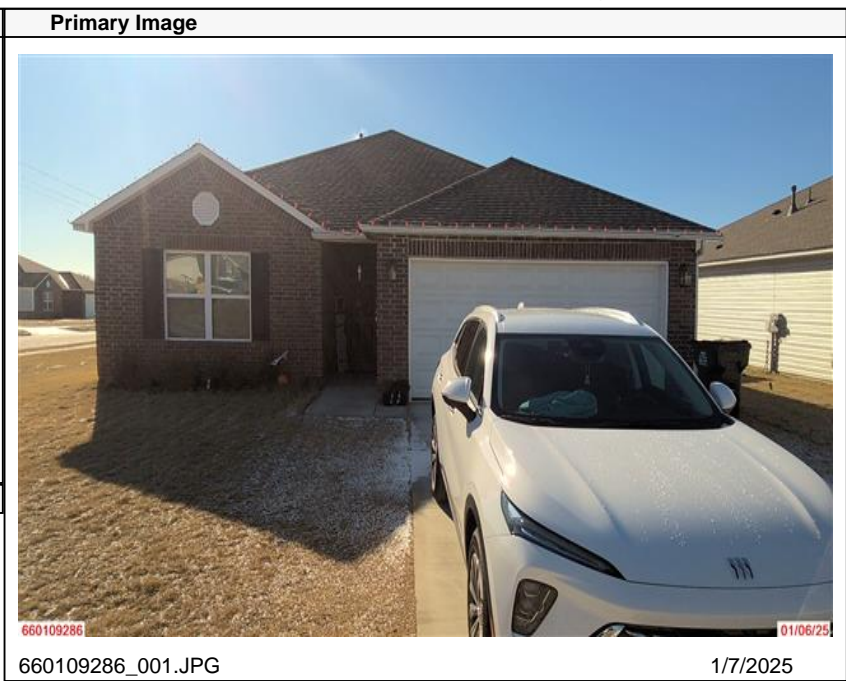
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1752		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,632.00 x 5.91 = 45,087		
Factor Value			
Adjustments	1.2403		
Lot Value	55,920		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
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	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	100.20	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 194,460
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,889
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,571
Adj Base Cost	= 122.25	Lot Value	+ 55,920
Total Area	x 1,446	Indicated Value	= 246,491
Adjusted Cost	= 176,774	Value Per SqFt	170.46

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	190,571		
Lot Value	55,920		
Indicated Value	246,491	170.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,491	170.46	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162880	14x6		84	19.00		1,596
PRCH	Porch	162882	6x5		30	24.17		725



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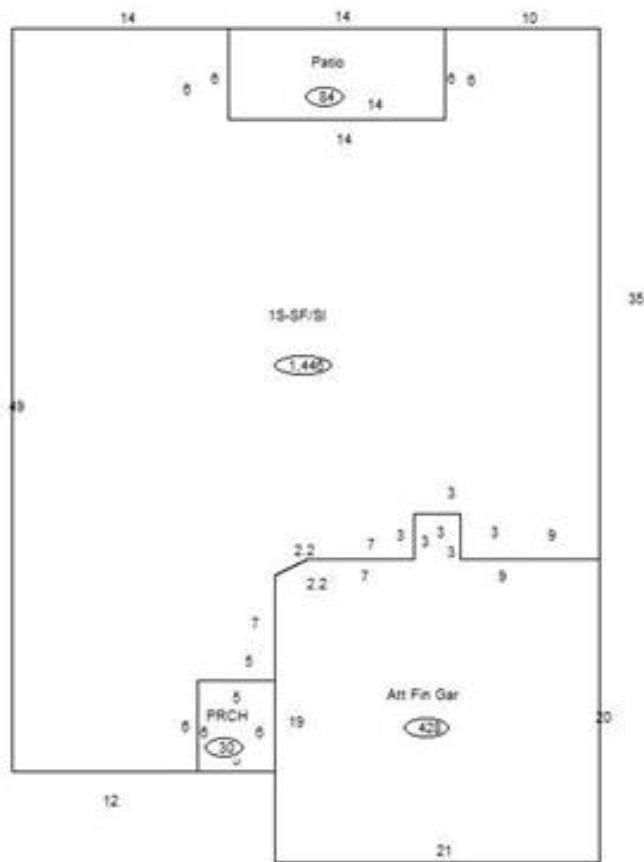
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Sketch Image

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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	1S-SF/SI	1,446	1.000	1,446
2	M	PATC		10	Patio	84	1.000	84
3	G	5		10	Att Fin Gar	428	1.000	428
4	M	PRCH		10	PRCH	30	1.000	30
Total Building Area						1,446		1,446