



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 660109287 Parcel ID 000418-0007-010-0-000-00 Cadastral ID 25-21-15-02740 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345651 WICKSON, JON MICHAEL 9986 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09986 E LARRY ST Subdivision KING RIDGE V Lot/Block 0010 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109287_001.JPG 1/7/2025</p>																																																																
Legal Description Lot/Long: 36.27318509 -95.65103856 LOT 10 BLOCK 7 KING RIDGE V																																																																					
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	<p>660109287_001.JPG 01/06/25</p>
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1573	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,851.00 x 5.95 = 40,763	
Factor Value		
Adjustments	1.9388	
Lot Value	79,031	

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	1,423 / 1,423
Style	100% One Story
HVAC	
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



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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	98.21	Total Misc Impr	+ 0
Roofing Adj	+ 4.48	Garage Cost	+ 0
Subfloor Adj	+ -1.20	Total RCN	= 154,851
Heat/Cool Adj	+ 0.00	Depreciation (2%)	- 3,097
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,754
Adj Base Cost	= 108.82	Lot Value	+ 79,031
Total Area	x 1,423	Indicated Value	= 230,785
Adjusted Cost	= 154,851	Value Per SqFt	162.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,754		
Lot Value	79,031		
Indicated Value	230,785	162.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,785	162.18	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RPO RPO		162715	10x7		70	0.00	
RPO RPO		162716	15x3		45	0.00	



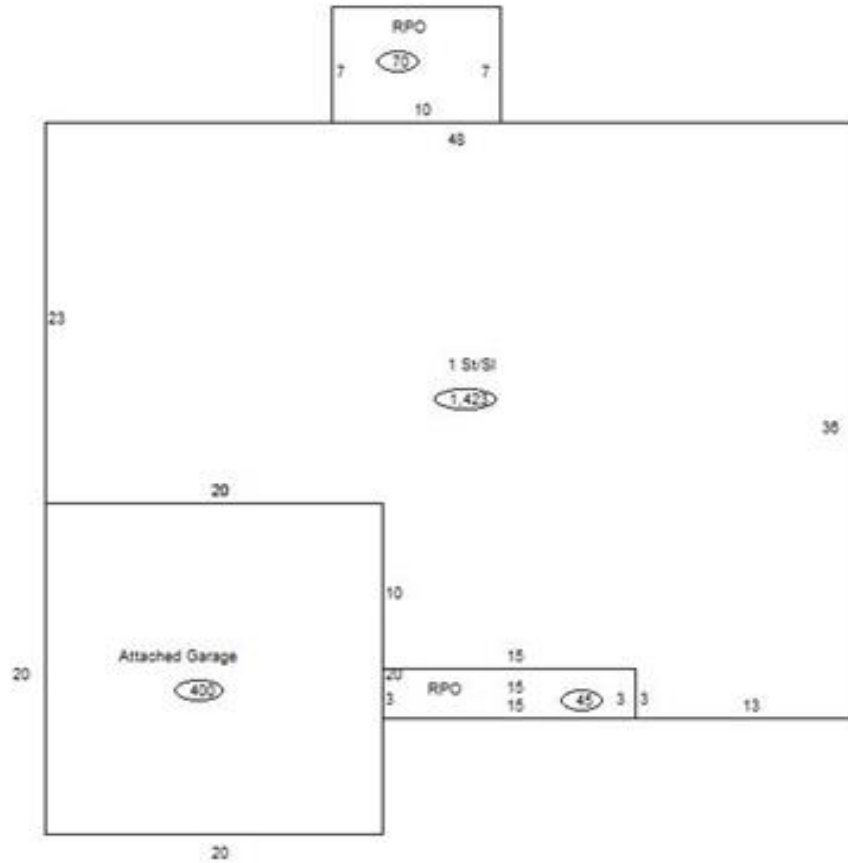
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Sketch Image

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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	1,423	1.000	1,423
2	M	RPO		10	RPO	70	1.000	70
3	M	RPO		10	RPO	45	1.000	45
4	G	701		10	Attached Garage	400	1.000	400
Total Building Area						1,423		1,423