



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 660109292 Parcel ID 000418-0007-015-0-000-00 Cadastral ID 25-21-15-02790 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345724 PAVULURI, NITINDRA CHOWDARY 9926 E LARRY ST CLAREMORE OK 74019-0000 Parcel Location Situs 09926 E LARRY ST Subdivision KING RIDGE V Lot/Block 0015 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109292_001.JPG 1/7/2025</p>																																																																
Legal Description Lot/Long: 36.27321510 -95.65221148 LOT 15 BLOCK 7 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	0.1633		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,115.00 x 5.95 = 42,334		
Factor Value			
Adjustments	1.2501		
Lot Value	52,920		



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

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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	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	+ 52,920
Total Area	x 1,446	Indicated Value	= 243,491
Adjusted Cost	= 176,774	Value Per SqFt	168.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,571		
Lot Value	52,920		
Indicated Value	243,491	168.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,491	168.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162868	14x6		84	19.00		1,596
PRCH	Porch	162870	6x5		30	24.17		725



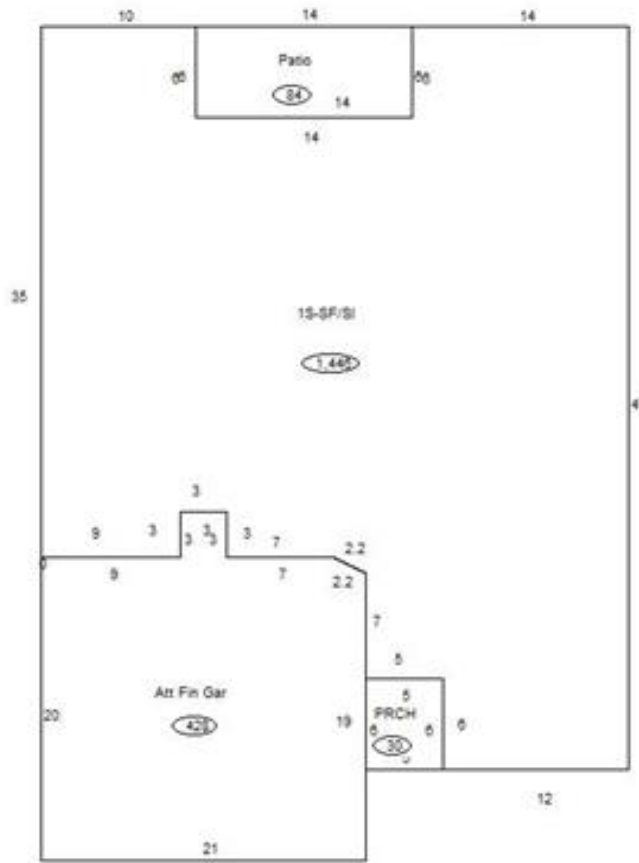
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Sketch Image

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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