




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 09:34:11  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000618 <b>Parcel ID</b> 000000-00-0-00417-002-0001 <b>Cadastral ID</b> 01-21-16-00260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 94584 ANDREWS, JAMES  15125 E KINGS RIDGE RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15125 E KINGSRIDGE RD <b>Subdivision</b> KINGS RIDGE ESTS 2 <b>Lot/Block</b> 0001 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660000618_001.JPG 9/25/2024</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32383467 -95.55832455 LOT 1 BLOCK 2 KINGS RIDGE EST. 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1218		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	48,868.00 x 1.81 = 88,468		
Factor Value			
Adjustments	1.0000		
Lot Value	88,468		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,320 / 2,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,320
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 2.0
Basement Area	
Garage Type	625 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 /

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	1
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	319,468		
Lot Value	88,468		
Indicated Value	407,936	175.83	Per SqFt
Agland Value			
Site Improvements	20,900		
Total Value	428,836	184.84	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.34	Total Misc Impr	+ 23,300
Roofing Adj	+ 4.44	Garage Cost	+ 23,800
Subfloor Adj	+ -2.28	Total RCN	= 319,468
Heat/Cool Adj	+ 12.64	Depreciation ( 0%)	- 0
Plumbing Adj	+ 7.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 319,468
Adj Base Cost	= 117.40	Lot Value	+ 88,468
Total Area	x 2,320	Indicated Value	= 407,936
Adjusted Cost	= 272,368	Value Per SqFt	175.83

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161331	40x8		320	25.93		8,298
PRCH	Porch	161332	48x10		480	25.42		12,202
GENR	Generator - Residential Standby			1 2024	1	2,800.00		2,800



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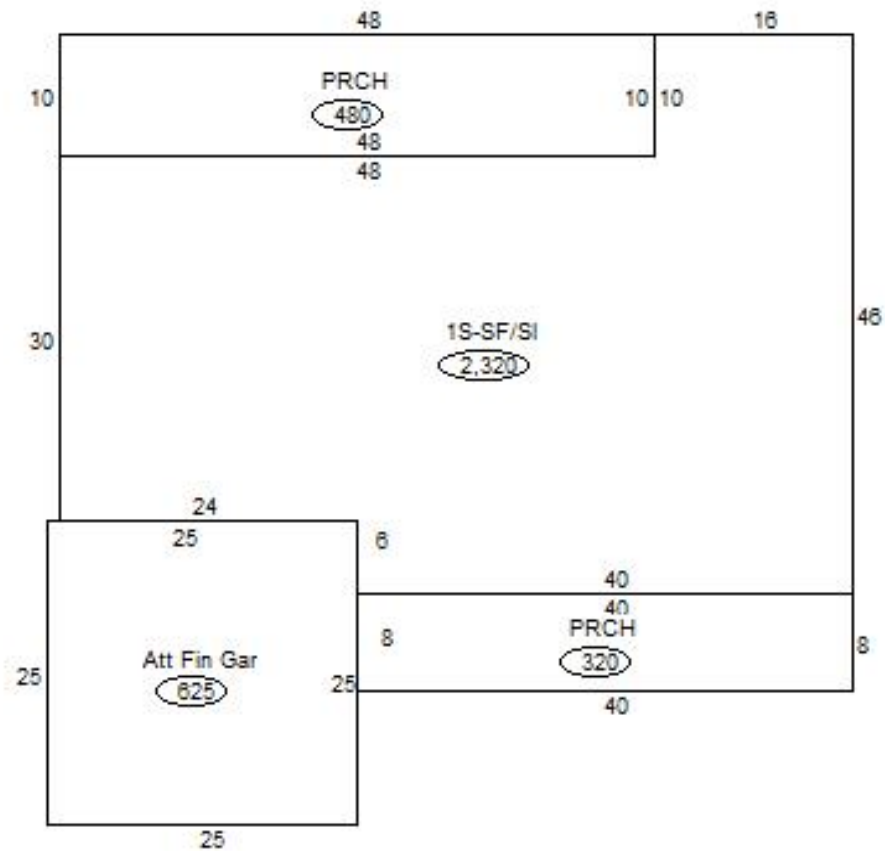
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### Sketch Image

660000618



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,320	1.000	2,320
2	G	5		20	Att Fin Gar	625	1.000	625
3	M	PRCH		20	PRCH	320	1.000	320
4	M	PRCH		20	PRCH	480	1.000	480
<b>Total Building Area</b>						2,320		2,320



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		12x10x0			120
	Qual 3	Cond 3	Year 2019	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.02 x 120)		842		842	84	758
	UTIL SHOP BUILDING		15x20x0			300
	Qual 2	Cond 3	Year 2015	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (29.97 x 300)		8,991		8,991	1,349	7,642
	SV SWIM VINYL		0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (25,000.00 x 1)		25,000		25,000	12,500	12,500