



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 660000624 Parcel ID 000000-00-0-00417-002-0007 Cadastral ID 01-21-16-00320 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 309884 CRAGER, GREGORY J & SHARON I 19675 S RIDGEMONT DR CLAREMORE OK 74017-0000 Parcel Location Situs 19675 S RIDGEMONT DR Subdivision KINGS RIDGE ESTS 2 Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32428407 -95.55713375																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1274 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,109.00 x 1.80 = 88,480 Factor Value Adjustments 1.0000 Lot Value 88,480		 <p>\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_009 2/22/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,990 / 1,990
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,990
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,398	116.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	301,550		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.01	Total Misc Impr	+	7,586	
Roofing Adj	+ 4.27	Garage Cost	+	15,670	
Subfloor Adj	+ -1.10	Total RCN	=	271,111	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	119,289	
Plumbing Adj	+ 8.90	Lump Sums	+	7,763	
Basement Adj	+ 0.00	RCNLD	=	159,585	
Adj Base Cost	= 124.55	Lot Value	+	88,480	
Total Area	x 1,990	Indicated Value	=	248,065	
Adjusted Cost	= 247,855	Value Per SqFt		124.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,585		
Lot Value	88,480		
Indicated Value	248,065	124.66	Per SqFt
Agland Value			
Site Improvements	29,549		
Total Value	277,614	139.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1916		104	104	23.94		2,490
WODO	WOOD DECK - OPEN	144982		22x22	484	16.04		7,763



Rogers

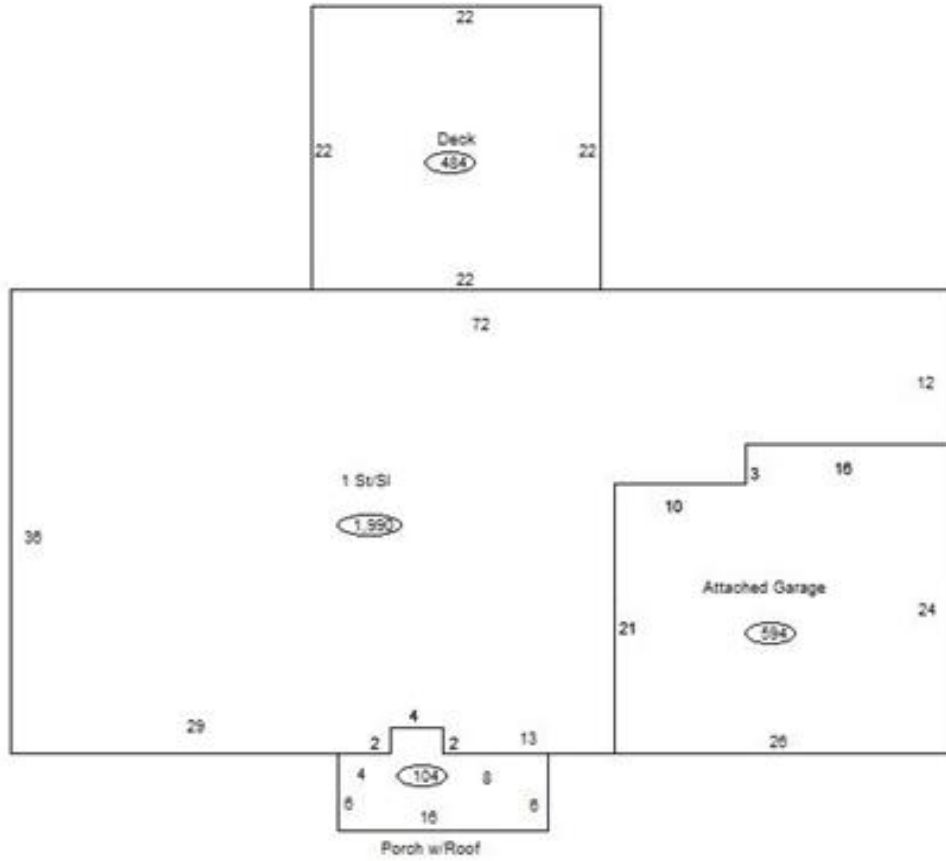
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Sketch Image

66000624



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,990	1.000	1,990
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	104	1.000	104
4	M	WODO		13	WODO	484	1.000	484
Total Building Area						1,990		1,990



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary Base Cost (28.97 x 1,200) 34,764		Modifier Total	RCN 34,764	Depr (15% Phys/ % Func) 5,215	RCNLD 29,549
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD