



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:42:34  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001941 <b>Parcel ID</b> 20N15E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-20-15-03000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 160114 TROUBA, CARROL W & NONA K & DEBORAH HAIL & WILLIAM M TROUBA & ALISON K HENDRICK 25855 S RIDGEVIEW DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25855 RIDGEVIEW DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23696574 -95.70470096 S 132' E 330' N2 SW SW					<b>Building Permits</b>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0112 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,049.00 x .62 = 27,396 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,396		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,744 / 1,744
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,744
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	173,730	99.62	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.53	<b>Total Misc Impr</b>	+	12,463			
<b>Roofing Adj</b>	+ 4.38	<b>Garage Cost</b>	+	17,195			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	251,530			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	-	120,734			
<b>Plumbing Adj</b>	+ 5.99	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	130,796			
<b>Adj Base Cost</b>	= 127.22	<b>Lot Value</b>	+	27,396			
<b>Total Area</b>	x 1,744	<b>Indicated Value</b>	=	158,192			
<b>Adjusted Cost</b>	= 221,872	<b>Value Per SqFt</b>		90.71			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	130,796		
<b>Lot Value</b>	27,396		
<b>Indicated Value</b>	158,192	90.71	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	850		
<b>Total Value</b>	159,042	91.19	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	5102		84	84	24.00		2,016
PRCH	SLAB PORCH - COVERED	5103	19x12		228	23.47		5,351



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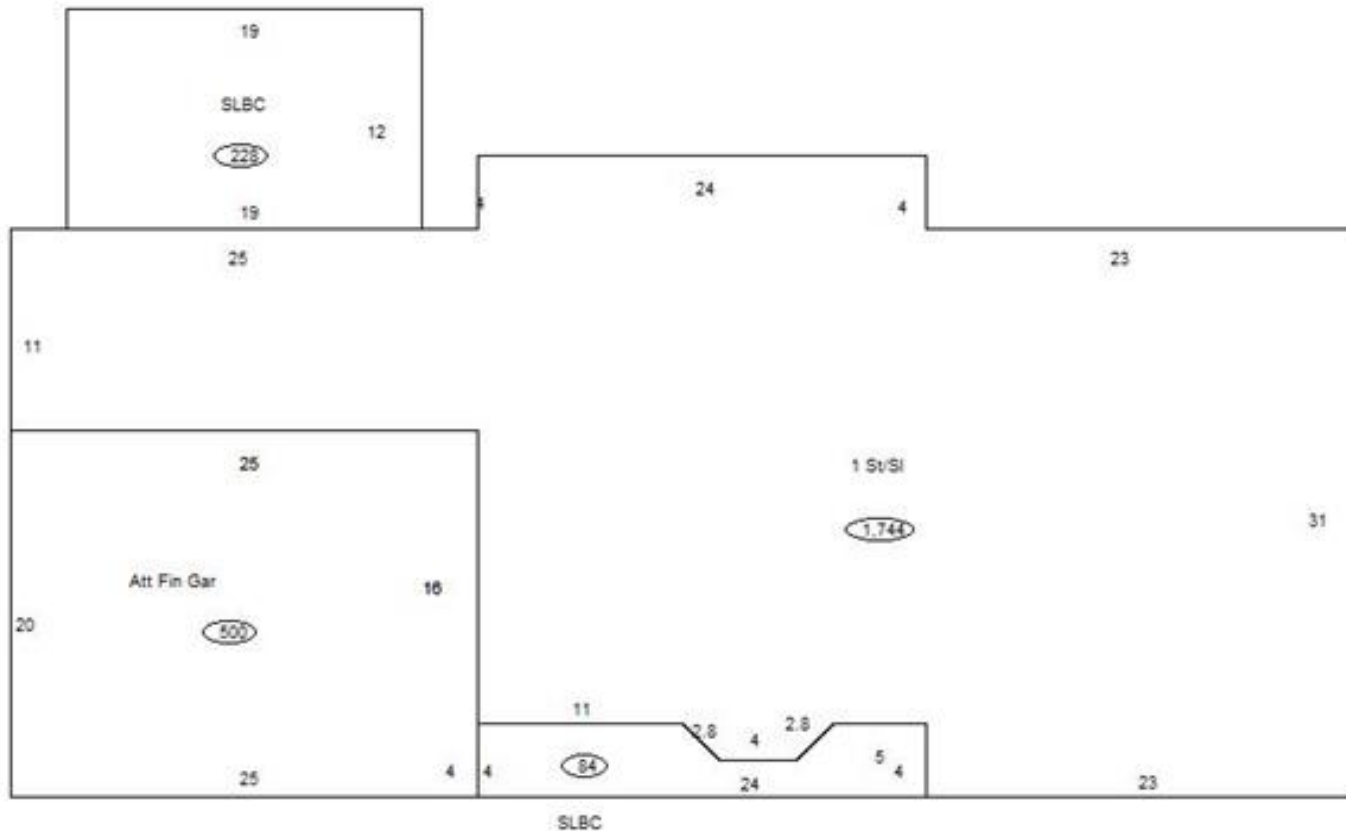
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### Sketch Image

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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	1 St/Sl	1,744	1.000	1,744
2	G	5		10	Att Fin Gar	500	1.000	500
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	228	1.000	228
<b>Total Building Area</b>						<b>1,744</b>		<b>1,744</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8	Concrete	Composition Shingle	160
	Qual 2	Cond 2	Year 1999	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (18.32 x 160)	2,931		2,931	2,081
				850