




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:57:01
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Assessment Data					Primary Image																																																																																																																				
Account 660002105 Parcel ID 000000-00-0-00669-001-0002 Cadastral ID 03-20-15-05340 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 277423 STOLHAND, DIANA G & DAVID 25955 S RIDGEVIEW RD CLAREMORE OK 74019-0000 Parcel Location Situs 25955 RIDGEVIEW RD Subdivision RIDGEVIEW ACRES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_00: 11/8/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3706	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	103,262.00 x .50 = 51,952	
Factor Value		
Adjustments	1.0000	
Lot Value	51,952	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,558 / 1,558
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_00; 11/8/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,586	118.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	221,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.73	Total Misc Impr	+	12,092			
Roofing Adj	+ 4.30	Garage Cost	+	14,784			
Subfloor Adj	+ -1.18	Total RCN	=	213,867			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	104,795			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,072			
Adj Base Cost	= 120.02	Lot Value	+	51,952			
Total Area	x 1,558	Indicated Value	=	161,024			
Adjusted Cost	= 186,991	Value Per SqFt		103.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,072		
Lot Value	51,952		
Indicated Value	161,024	103.35	Per SqFt
Agland Value			
Site Improvements	21,289		
Total Value	182,313	117.02	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	5729	19x4		76	24.03		1,826
PRCH	SLAB PORCH - COVERED	5730	20x11		220	23.50		5,170



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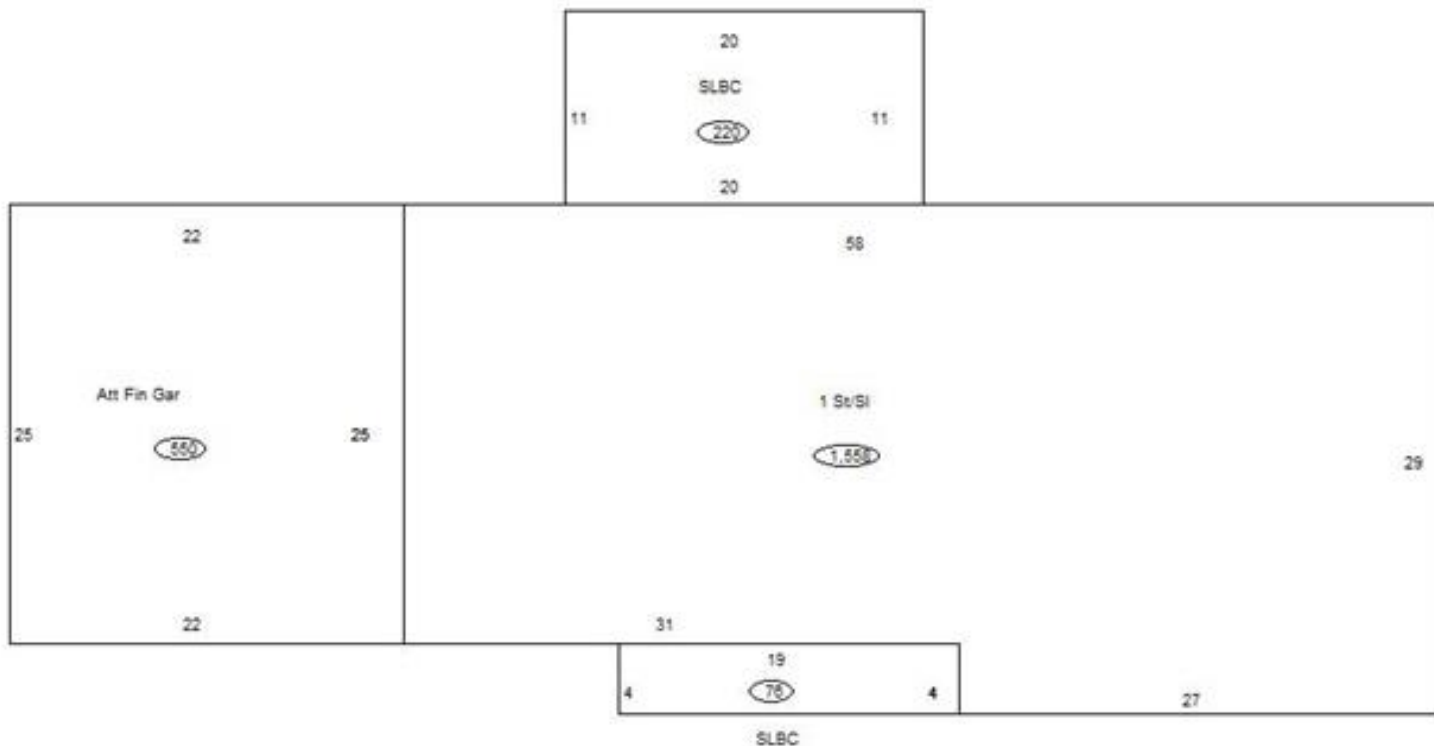
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Sketch Image

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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/SI	1,558	1.000	1,558
2	G	5		10	Att Fin Gar	550	1.000	550
3	M	PRCH		10	SLBC	76	1.000	76
4	M	PRCH		10	SLBC	220	1.000	220
Total Building Area						1,558		1,558



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	44x32x16	Concrete	Formed Metal	1,408
	Qual 3	Cond 3	Year 1996	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (31.50 x 1,408)	44,352	44,352	23,063	21,289