



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002108 Parcel ID 000000-00-0-00669-001-0007 Cadastral ID 03-20-15-05370 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 291943 DESPAIN, BRAD S & MEREDITH G 25785 S RIDGEVIEW RD CLAREMORE OK 74019-0000 Parcel Location Situs 25785 RIDGEVIEW RD Subdivision RIDGEVIEW ACRES Lot/Block 0007 / 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>																																																																																																																				
Legal Description Lat/Long: 36.23790848 -95.70073885 LOT 7 BLOCK 1 RIDGEVIEW ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4351	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	106,074.00 x .50 = 52,655	
Factor Value		
Adjustments	1.0000	
Lot Value	52,655	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,376 / 2,376
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,376
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42



\\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	
Adjusted R	0.8445		
Indicated Value	256,939	108.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	272,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,211		
Lot Value	52,655		
Indicated Value	225,866	95.06	Per SqFt
Agland Value			
Site Improvements	13,208		
Total Value	239,074	100.62	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.42	Total Misc Impr	+	11,305			
Roofing Adj	+ 4.54	Garage Cost	+	22,165			
Subfloor Adj	+ -2.19	Total RCN	=	326,621			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	156,778			
Plumbing Adj	+ 5.97	Lump Sums	+	3,368			
Basement Adj	+ 0.00	RCNLD	=	173,211			
Adj Base Cost	= 123.38	Lot Value	+	52,655			
Total Area	x 2,376	Indicated Value	=	225,866			
Adjusted Cost	= 293,151	Value Per SqFt		95.06			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5742	4x4		16	26.88		430
PRCH	SLAB PORCH - COVERED	5743	20x10		200	26.30		5,260
WODO	WOOD DECK - OPEN	134561	24x6		144	24.88	6%	3,368



Rogers

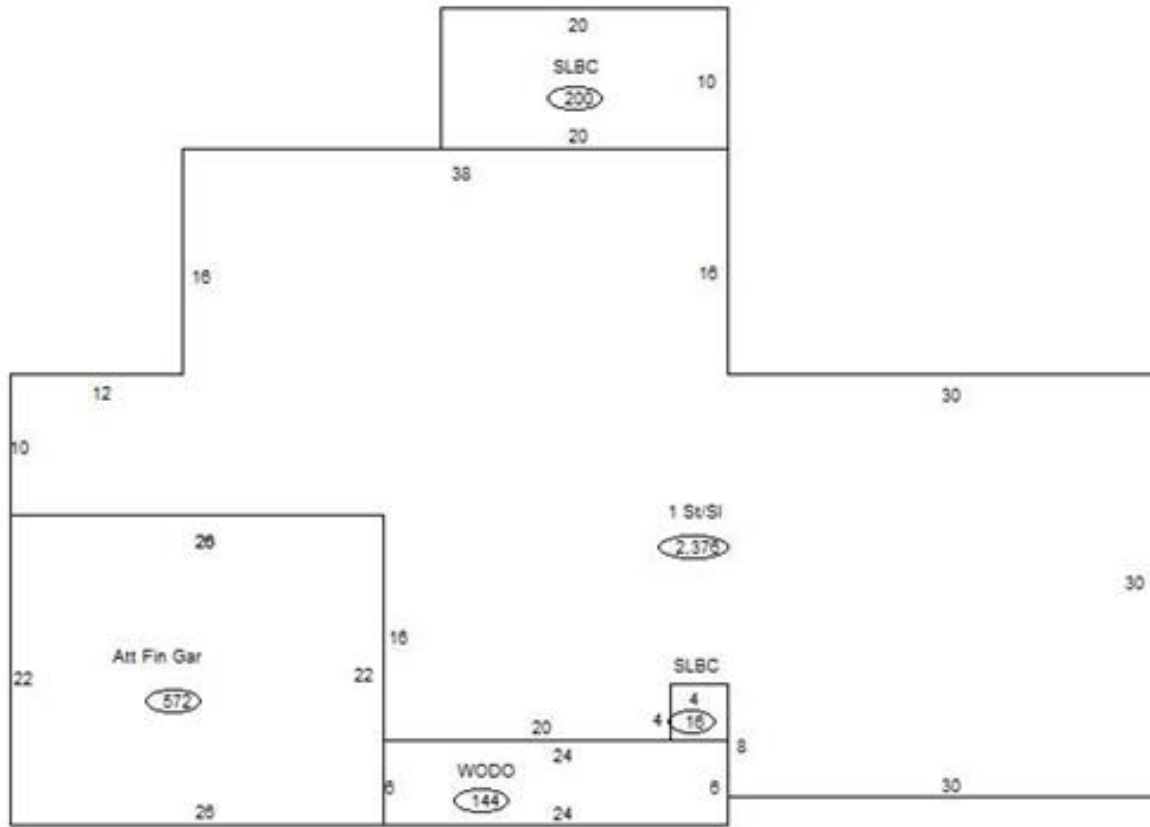
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,376	1.000	2,376
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	200	1.000	200
5	M	WODO		13	WODO	144	1.000	144
Total Building Area						2,376		2,376



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (22.93 x 1,200)	27,516		27,516	14,308	13,208