



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 660002109 Parcel ID 000000-00-0-00669-001-0008 Cadastral ID 03-20-15-05380 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 331486 DESPAIN FAMILY REVOCABLE TRUST MARVIN & JANET DESPAIN 7436 E RIDGEVIEW WAY CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07436 E RIDGEVIEW WAY Subdivision RIDGEVIEW ACRES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23834731 -95.70070719 LOT 8 BLOCK 1 RIDGEVIEW ACRES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>8408</td> <td>ROLL</td> <td>12/2003</td> <td>11/2004</td> <td>10,800</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8408	ROLL	12/2003	11/2004	10,800																																																																																																						
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2662	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	98,718.00 x .51 = 50,816	
Factor Value		
Adjustments	1.0000	
Lot Value	50,816	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,840 / 1,840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1965 / 29

\\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	166,508	90.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	76,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.59	Total Misc Impr	+	24,626			
Roofing Adj	+ 4.10	Garage Cost	+	14,664			
Subfloor Adj	+ 1.04	Total RCN	=	265,297			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	103,466			
Plumbing Adj	+ 9.63	Lump Sums	+	4,170			
Basement Adj	+ 0.00	RCNLD	=	166,001			
Adj Base Cost	= 122.83	Lot Value	+	50,816			
Total Area	x 1,840	Indicated Value	=	216,817			
Adjusted Cost	= 226,007	Value Per SqFt		117.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,001		
Lot Value	50,816		
Indicated Value	216,817	117.84	Per SqFt
Agland Value			
Site Improvements	4,392		
Total Value	221,209	120.22	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
EPSW	ENCLOSED PORCH - SOLID WALL	5745	20x16		320	61.03		19,530
WODO	Wood Deck - Open	118838	20x10		200	20.85		4,170



Rogers

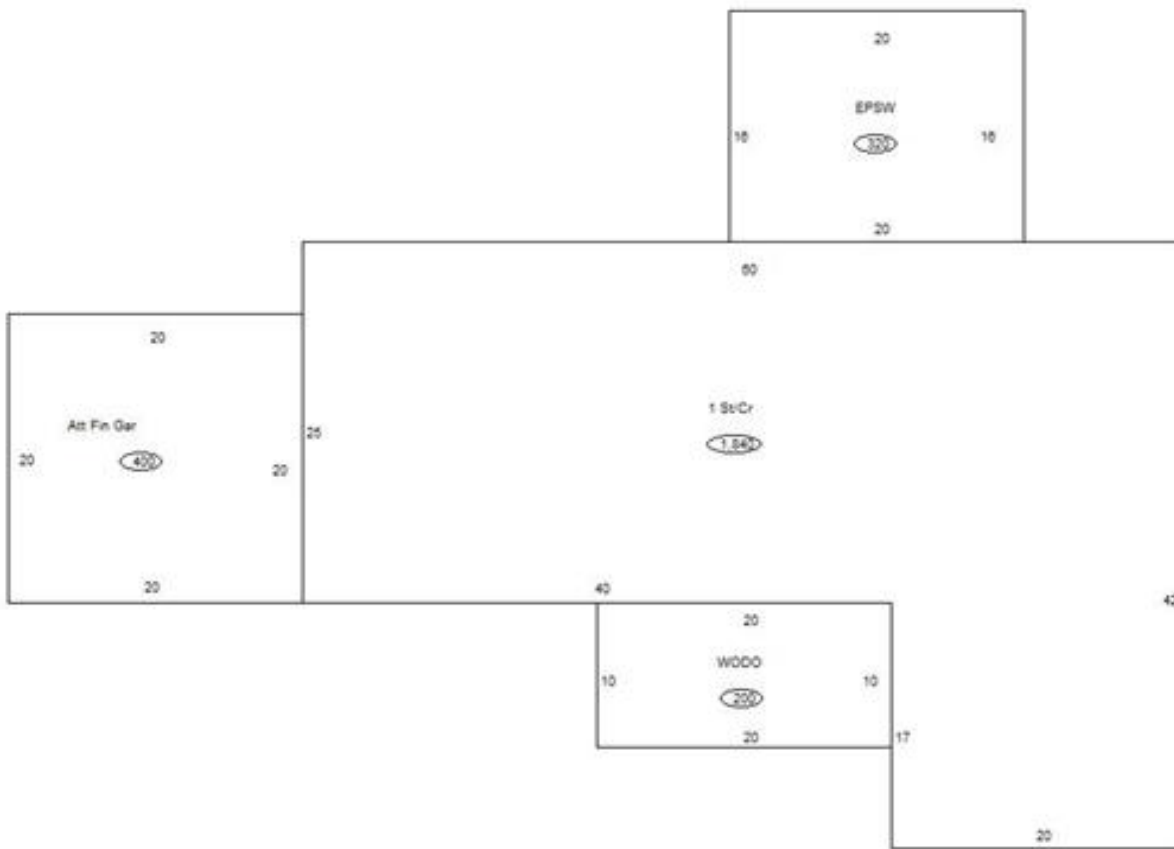
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,840	1.000	1,840
2	M	EPSW		10	EPSW	320	1.000	320
3	G	5		10	Att Fin Gar	400	1.000	400
4	M	WODO		10	WODO	200	1.000	200
Total Building Area						1,840		1,840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x16x8	Concrete	Composition Shingle	224
	Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (21.84 x 224)	4,892		4,892	2,544	2,348

	SHDS	Shed - Small	16x20x8	Plank	Composition Shingle	320
	Qual	3	Cond 2	Year 1995	Eff Age 31	

Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (21.43 x 320)	6,858		6,858	5,349	1,509

	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	3	Cond 2	Year 1995	Eff Age 31	

Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (30.41 x 80)	2,433		2,433	1,898	535