



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660002110 <b>Parcel ID</b> 000000-00-0-00669-001-0009 <b>Cadastral ID</b> 03-20-15-05390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 256773 MUNDEN, ERIC &  CINDY 25595 S RIDGEVIEW CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25595 RIDGEVIEW CT <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021</p>														
<b>Legal Description</b> Lat/Long: 36.23903856 -95.70016132																			
LOT 9 BLOCK 1 RIDGEVIEW ACRES					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	924/390	PARISH, DONALD LEE	07/30/1993	86,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	51,185	29,347	11%	3,228	<b>Assessed</b>	19,876	2,069.72										
Year Frozen	0	<b>Improvements</b>	187,263	151,346		16,648	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-87.00										
TIF Project ID	0	<b>Total Value</b>	238,448	180,693		19,876	<b>Total Taxable</b>	18,876	1,983.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002110	MUNDEN, ERIC &			4	229,049	1000	18,297	1,922.00										
2024	2024-660002110	MUNDEN, ERIC &			4	240,573	1000	17,736	1,710.00										
2023	2023-660002110	MUNDEN, ERIC &			4	189,298	1000	17,190	1,633.00										
2022	2022-660002110	MUNDEN, ERIC &			4	192,297	1000	16,661	1,612.00										
2021	2021-660002110	MUNDEN, ERIC &			4	198,194	1000	16,146	1,522.00										
2020	2020-660002110	MUNDEN, ERIC &			4	195,055	1000	15,647	1,477.00										
2019	2019-660002110	MUNDEN, ERIC &			4	190,334	1000	15,162	1,454.00										
2018	2018-660002110	MUNDEN, ERIC &			4	198,057	1000	14,691	1,411.00										
2017	2017-660002110	MUNDEN, ERIC &			4	196,451	1000	14,234	1,370.00										
2016	2016-660002110	MUNDEN, ERIC &			4	191,453	1000	13,791	1,332.00										
2015	2015-660002110	MUNDEN, ERIC &			4	185,525	1000	13,360	1,301.00										
2014	2014-660002110	MUNDEN, ERIC &			4	187,012	1000	12,942	1,193.00										
2013	2013-660002110	MUNDEN, ERIC &			4	183,496	1000	12,535	1,197.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3002	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	100,197.00 x .51 = 51,185	
Factor Value		
Adjustments	1.0000	
Lot Value	51,185	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,572 / 2,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,572
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	250,755	97.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	294,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.08	Total Misc Impr	+	14,931			
Roofing Adj	+ 4.49	Garage Cost	+	16,086			
Subfloor Adj	+ -2.15	Total RCN	=	346,267			
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	-	169,671			
Plumbing Adj	+ 5.51	Lump Sums	+	9,626			
Basement Adj	+ 0.00	RCNLD	=	186,222			
Adj Base Cost	= 122.57	Lot Value	+	51,185			
Total Area	x 2,572	Indicated Value	=	237,407			
Adjusted Cost	= 315,250	Value Per SqFt		92.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,222		
Lot Value	51,185		
Indicated Value	237,407	92.30	Per SqFt
Agland Value			
Site Improvements	1,041		
Total Value	238,448	92.71	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5750		257	257	26.12		6,713
PATO	SLAB PORCH - OPEN	5751		22x13	286	9.10		2,603
WODO	WOOD DECK - OPEN	5752		759	759	16.91	25%	9,626



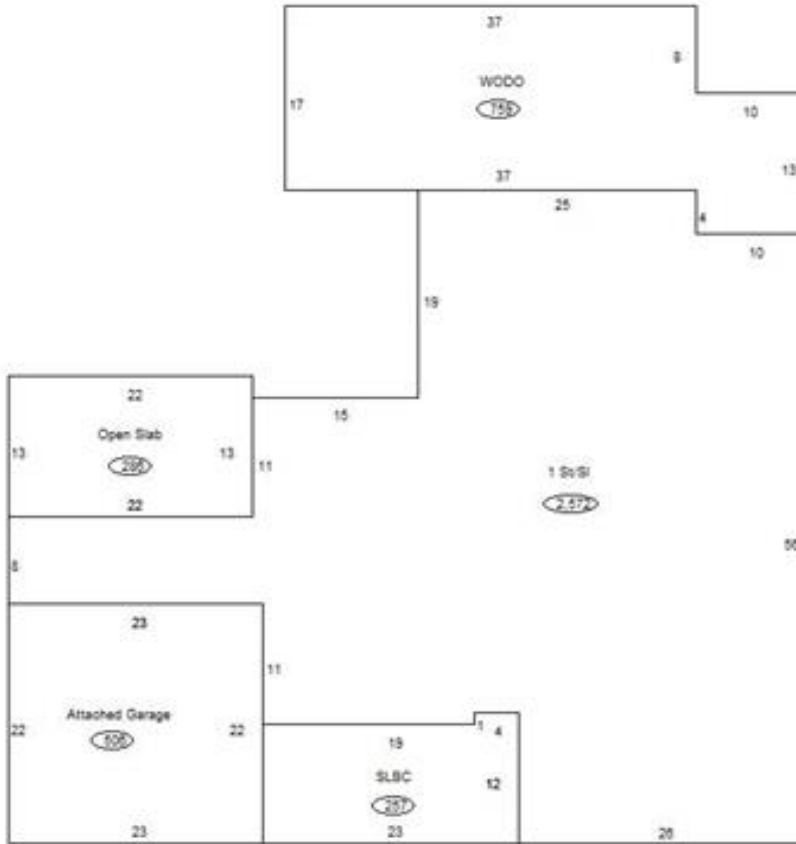
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Sketch Image

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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	2,572	1.000	2,572
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	257	1.000	257
4	M	PATO		13	Open Slab	286	1.000	286
5	M	WODO		13	WODO	759	1.000	759
<b>Total Building Area</b>						<b>2,572</b>		<b>2,572</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	2	Cond	2	Year	1998
				Eff Age	28	

Valuation Summary	Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD	
Base Cost (19.28 x 200)	3,856		3,856	2,815	1,041