




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:14:54
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Assessment Data					Primary Image																																																																																																																				
Account 660002111 Parcel ID 000000-00-0-00669-001-0010 Cadastral ID 03-20-15-05400 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 325159 ORCHARD, TIMOTHY & SUNSHINE A 25557 S RIDGEVIEW CT CLAREMORE OK 74019-0000 Parcel Location Situs 25557 RIDGEVIEW CT Subdivision RIDGEVIEW ACRES Lot/Block 0010 / 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\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 021.J 5/1/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23995841 -95.70020283 LOT 10 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	2.4068	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	104,840.00 x .50 = 52,346	
Factor Value		
Adjustments	1.0000	
Lot Value	52,346	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,308 / 2,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,308
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1965 / 30



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,554	104.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	321,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.45	Total Misc Impr	+	23,479			
Roofing Adj	+ 4.56	Garage Cost	+	17,166			
Subfloor Adj	+ -2.19	Total RCN	=	327,876			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	121,314			
Plumbing Adj	+ 4.99	Lump Sums	+	25,497			
Basement Adj	+ 0.00	RCNLD	=	232,059			
Adj Base Cost	= 124.45	Lot Value	+	52,346			
Total Area	x 2,308	Indicated Value	=	284,405			
Adjusted Cost	= 287,231	Value Per SqFt		123.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	232,059		
Lot Value	52,346		
Indicated Value	284,405	123.23	Per SqFt
Agland Value			
Site Improvements	9,005		
Total Value	293,410	127.13	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	5755		190	190	26.33		5,003
PATO	SLAB PORCH - OPEN	5756	61x14		854	8.60		7,344
PRCH	SLAB PORCH - COVERED	5757	15x14		210	26.27		5,517
GRDT	Garage - Detached	178634		936	936	27.24		25,497



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x32x10	Concrete	Composition Shingle	768
	Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.55 x 768) 8,102		8,102	6,077	2,025



SPLG	Description	Dimensions	Floor	Roofing	Total Units
SPLG	Swimming Pool - In Ground	0x0x0			707
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (49.36 x 707) 34,898		34,898	27,918	6,980