



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002114 Parcel ID 000000-00-0-00669-001-0013 Cadastral ID 03-20-15-05430 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 303405 KUCHARSKI, DEBORAH A TRUSTEE SHALOM HOUSE TRUST 7385 E RIDGEVIEW LN CLAREMORE OK 74019-0000					<p>\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 028.J 5/2/2017</p>																																																																																																																				
Parcel Location Situs 07385 E RIDGEVIEW WAY Subdivision RIDGEVIEW ACRES Lot/Block 0013 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23903304 -95.70217923 S 275.59' OF TRACT 13 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 6300 Non-Ag Acres 1.1079 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 48,262.00 x .71 = 34,316 Factor Value Adjustments 1.0000 Lot Value 34,316		<p>\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 028.J 5/2/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,350 / 2,230
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	88.91	Total Misc Impr	+ 6,259				
Roofing Adj	+ 2.89	Garage Cost	+ 26,885				
Subfloor Adj	+ -1.40	Total RCN	= 274,430				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 126,238				
Plumbing Adj	+ 5.16	Lump Sums	+ 3,181				
Basement Adj	+ 0.00	RCNLD	= 151,373				
Adj Base Cost	= 108.20	Lot Value	+ 34,316				
Total Area	x 2,230	Indicated Value	= 185,689				
Adjusted Cost	= 241,286	Value Per SqFt	83.27				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,190	114.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	251,690		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,373		
Lot Value	34,316		
Indicated Value	185,689	83.27	Per SqFt
Agland Value			
Site Improvements	7,363		
Total Value	193,052	86.57	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	5768	6x4		24	26.85		644
WODO	WOOD DECK - OPEN	5769	26x12		312	16.99	40%	3,181



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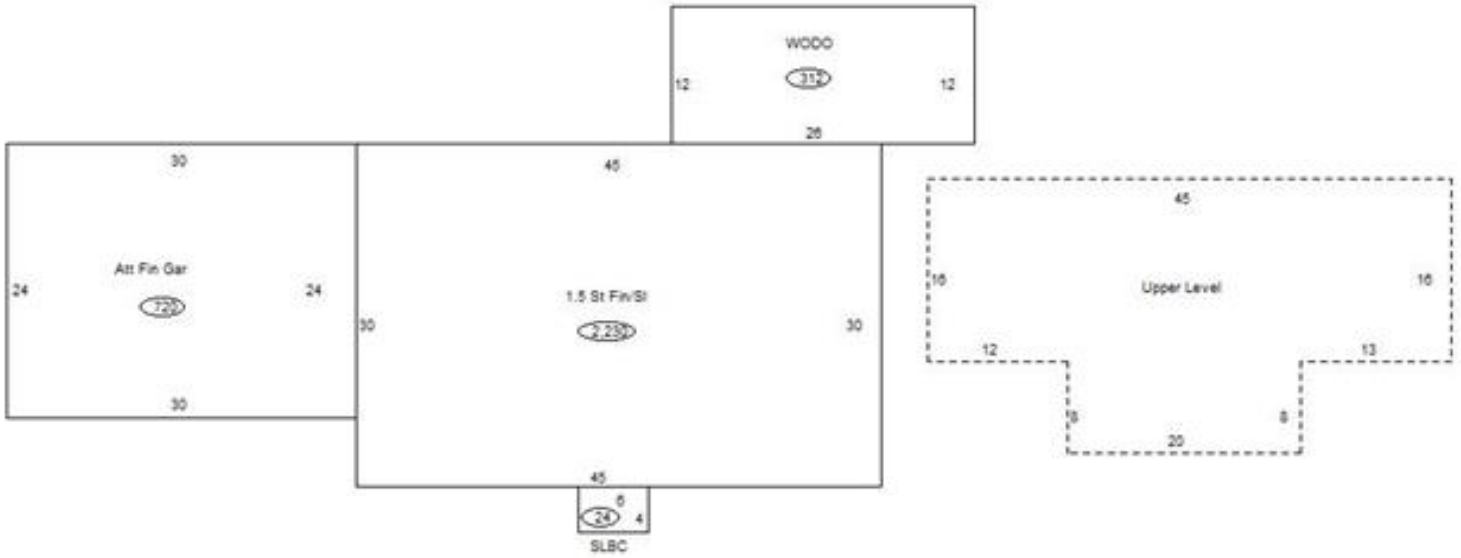
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,350	1.652	2,230
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	312	1.000	312
5	U	^UL	Overhang	13	Upper Level	880	1.000	880
Total Building Area						1,350		2,230



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x24x8	Plank	Composition Shingle	480
	Qual 2	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (30.68 x 480)	14,726	14,726	7,363	7,363