



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 660002117 Parcel ID 000000-00-0-00669-001-0016 Cadastral ID 03-20-15-05460 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 219884 CLYMA, KEVIN L & DONNA K CO-TRUSTEES CLYMA FAMILY TRUST 7303 E RIDGEVIEW WAY CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07303 E RIDGEVIEW WAY Subdivision RIDGEVIEW ACRES Lot/Block 0016 / 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 Lot/Long: 36.23953216 -95.70387535 LOT 16 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 colspan="5"> </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	1	
Non-Ag Acres	2.649	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	115,389.00 x .48 = 54,983	
Factor Value		
Adjustments	0.8002	
Lot Value	43,997	

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	2,753 / 2,753
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,753
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00: 11/9/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	348,994	126.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	367,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.67	Total Misc Impr	+	8,592			
Roofing Adj	+ 4.44	Garage Cost	+	14,498			
Subfloor Adj	+ -2.08	Total RCN	=	363,801			
Heat/Cool Adj	+ 12.64	Depreciation (38%)	-	138,244			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	225,557			
Adj Base Cost	= 123.76	Lot Value	+	43,997			
Total Area	x 2,753	Indicated Value	=	269,554			
Adjusted Cost	= 340,711	Value Per SqFt		97.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,557		
Lot Value	43,997		
Indicated Value	269,554	97.91	Per SqFt
Agland Value			
Site Improvements	66,913		
Total Value	336,467	122.22	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Slab Porch - Covered	5781	112		112	26.58		2,977



Rogers

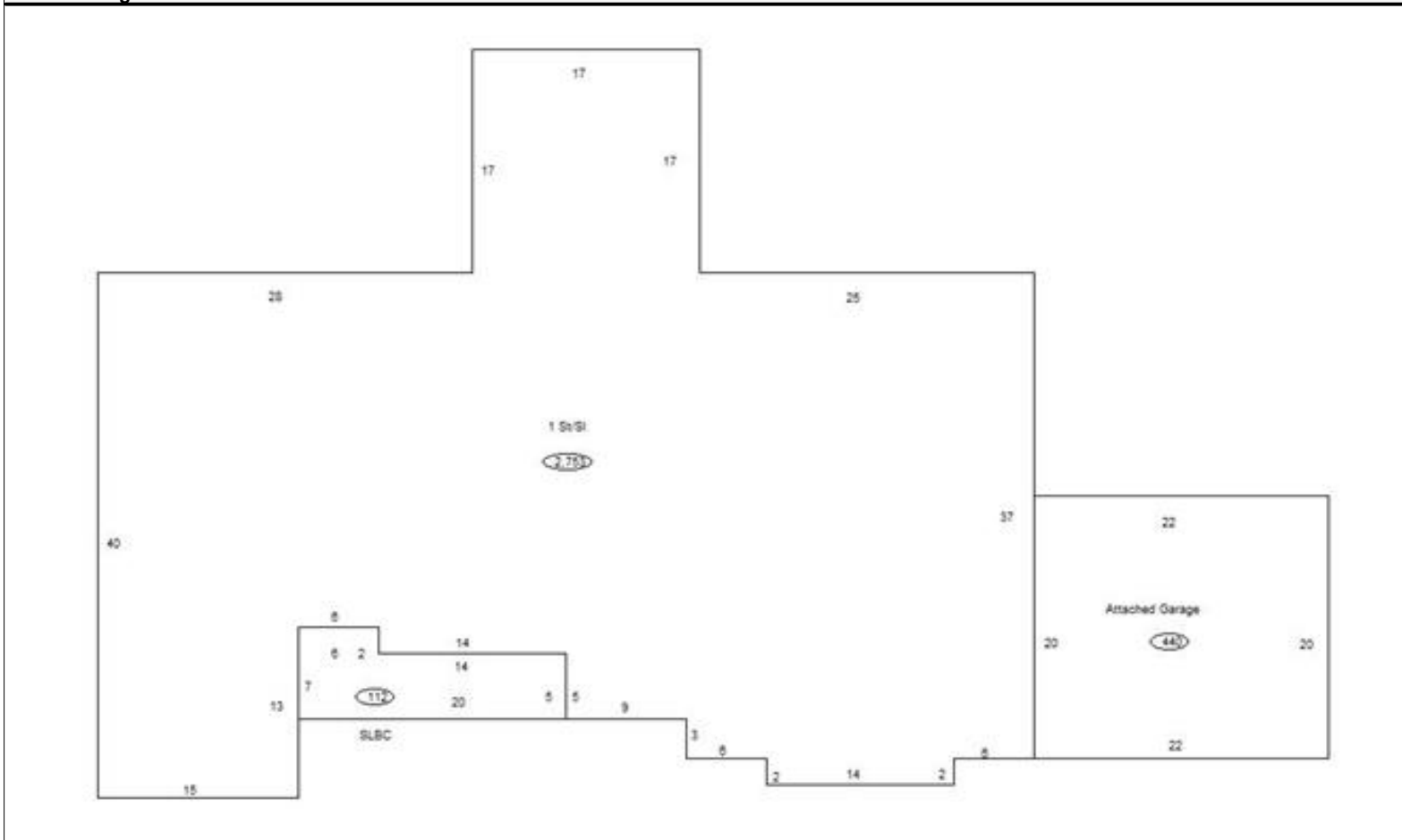
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	440	1.000	440
2	M	PRCH		10	SLBC	112	1.000	112
3	R	1	Slab	10	1 St/SI	2,753	1.000	2,753
Total Building Area						2,753		2,753



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	27x51x0	Concrete		1
	Qual 3	Cond 3	Year 2017	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750	13,750	4,125	9,625
	UTIL	Utility Building	36x60x12	Concrete	Formed Metal	2,160
	Qual 2	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (27.53 x 2,160)	59,465	59,465	14,866	44,599
	UTIL	Utility Building	14x20x10	Concrete	Composition Shingle	280
	Qual 2	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (29.50 x 280)	8,260	8,260	2,065	6,195
	LOAF	Loafing Shed	10x16x8	Dirt	Formed Metal	160
	Qual 3	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (7.12 x 160)	1,139	1,139	524	615
	PCPT	Carport - Portable	16x25x16	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
		Base Cost (6.59 x 400)	2,636	2,636	1,397	1,239
	SPLG	Swimming Pool - In Ground	0x0x0			440
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (52.73 x 440)	23,201	23,201	18,561	4,640