



# 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> 660002118 <b>Parcel ID</b> 000000-00-0-00669-001-0017 <b>Cadastral ID</b> 03-20-15-05470 <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> 204364 TERNEUS, TOMMY W &  LAURA E 7342 E RIDGEVIEW WAY CLAREMORE OK 74019-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00: 11/9/2021</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 07342 E RIDGEVIEW WAY <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0017 / 0001 <b>Parcel Size</b> .5 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23832400 -95.70355589 LOT 17 BLOCK 1 LESS E 309.68' 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>8384</td> <td>ROLL</td> <td>11/2003</td> <td>11/2004</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8384	ROLL	11/2003	11/2004	10,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1351	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,445.00 x .70 = 34,730	
Factor Value		
Adjustments	1.0000	
Lot Value	34,730	

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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,917 / 3,081
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,917
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

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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	335,917	109.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	326,800		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	283,651		
Lot Value	34,730		
Indicated Value	318,381	103.34	Per SqFt
Agland Value			
Site Improvements	11,546		
Total Value	329,927	107.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.82	Total Misc Impr	+	6,848			
Roofing Adj	+ 2.95	Garage Cost	+	21,511			
Subfloor Adj	+ -1.39	Total RCN	=	368,378			
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	84,727			
Plumbing Adj	+ 6.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	283,651			
Adj Base Cost	= 110.36	Lot Value	+	34,730			
Total Area	x 3,081	Indicated Value	=	318,381			
Adjusted Cost	= 340,019	Value Per SqFt		103.34			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5786	189		189	26.34		4,978
PRCH	SLAB PORCH - COVERED	5787	14x5		70	26.71		1,870





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		8x12x8	Plank	Composition Shingle	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2004	<b>Eff Age</b> 17		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.79 x 96)	2,668		2,668	1,441	1,227

UTIL	Utility Building		16x32x8	Concrete	Composition Shingle	512
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2004	<b>Eff Age</b> 17		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.50 x 512)	15,104		15,104	6,042	9,062

SHDS	Shed - Small		8x12x8	Plank	Composition Shingle	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2004	<b>Eff Age</b> 17		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.47 x 96)	2,733		2,733	1,476	1,257