Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660002120
Parcel ID	000000-00-0-00669-001-0019
Cadastral ID	03-20-15-05490
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 3
Tax Area	4 - VERDIGRIS/VERD FIRE
Name ID	332960

JENKINS, BRANDON DAVID

25812 S RIDGEVIEW RD
CLAREMORE OK 74019-0000

Parcel Location

Situs	25812 RIDGEVIEW RD
Subdivision	RIDGEVIEW ACRES
Lot/Block	0019 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	3 / 20 / 15 / 5
Neighborhood	1046 - R-V03-SW VERDIGRIS
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.23745754 -95.70303745

LOT 19 BLOCK 1 RIDGEVIEW ACRES

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	MALEK, CHERYL R	12/10/2020	188,000	YES
2545/601	MALEK, MERLE J & CHERYL R	04/27/2016	0	4
2463/437	MALEK, MERLE JAMES	03/27/2015	0	4
1700/90	FROST, EDNA L	08/03/2005	157,000	YES

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2021	Land Value	52,327	52,327	11%	5,756	Assessed	20,564	2,141.37
Year Frozen	2014	Improvements	134,610	134,610		14,808	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	186,937	186,937		20,564	Total Taxable	20,564	2,141.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002120	JENKINS, BRANDON DAVID	4	179,374	0	19,609	2,042.00
2024	2024-660002120	JENKINS, BRANDON DAVID	4	192,357	0	18,674	1,790.00
2023	2023-660002120	JENKINS, BRANDON DAVID &	4	161,690	0	17,786	1,679.00
2022	2022-660002120	JENKINS, BRANDON DAVID &	4	165,327	0	18,186	1,748.00
2021	2021-660002120	JENKINS, BRANDON DAVID &	4	164,667	0	18,113	1,696.00
2020	2020-660002120	MALEK, CHERYL R	4	163,555	1000	14,373	1,358.00
2019	2019-660002120	MALEK, CHERYL R	4	155,858	1000	14,373	1,379.00
2018	2018-660002120	MALEK, CHERYL R	4	162,095	1000	14,373	1,380.00
2017	2017-660002120	MALEK, CHERYL R	4	157,546	1000	14,373	1,383.00
2016	2016-660002120	MALEK, CHERYL R	4	153,547	1000	14,374	1,387.00
2015	2015-660002120	MALEK, MERLE J & CHERYL R	4	149,936	1000	14,373	1,398.00
2014	2014-660002120	MALEK, MERLE JAMES	4	151,956	1000	14,373	1,323.00
2013	2013-660002120	MALEK, MERLE JAMES	4	139,769	1000	13,925	1,329.00

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Lot Data

Square-Foot - NBHD 1046 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.405	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	104,762.00 x .50 = 52,327	
Factor Value		
Adjustments	1.0000	
Lot Value	52,327	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,248 / 1,632
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,248
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,642	109.46	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	181,400		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		88.10	**Total Misc Impr**	+	15,075
Roofing Adj	+	3.45	**Garage Cost**	+	16,207
Subfloor Adj	+	-0.88	**Total RCN**	=	212,059
Heat/Cool Adj	+	11.47	**Depreciation (43%)**	-	91,185
Plumbing Adj	+	8.63	**Lump Sums**	+	5,149
Basement Adj	+	0.00	**RCNLD**	=	126,023
Adj Base Cost	=	110.77	**Lot Value**	+	52,327
Total Area	x	1,632	**Indicated Value**	=	178,350
Adjusted Cost	=	180,777	**Value Per SqFt**		109.28

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	126,023		
Lot Value	52,327		
Indicated Value	178,350	109.28	**Per SqFt**
Agland Value			
Site Improvements	8,587		
Total Value	186,937	114.54	**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	5,095.98		5,096
WODO	WOOD DECK - OPEN	5795	16x15		240	18.94	60%	1,818
EPSW	ENCLOSED PORCH - SOLID WALL	5796	20x8		160	62.37		9,979
WODO	WOOD DECK - OPEN	5797	16x12		192	21.24	60%	1,631
BALW	BALCONY - WOOD	5798	16x4		64	26.56		1,700

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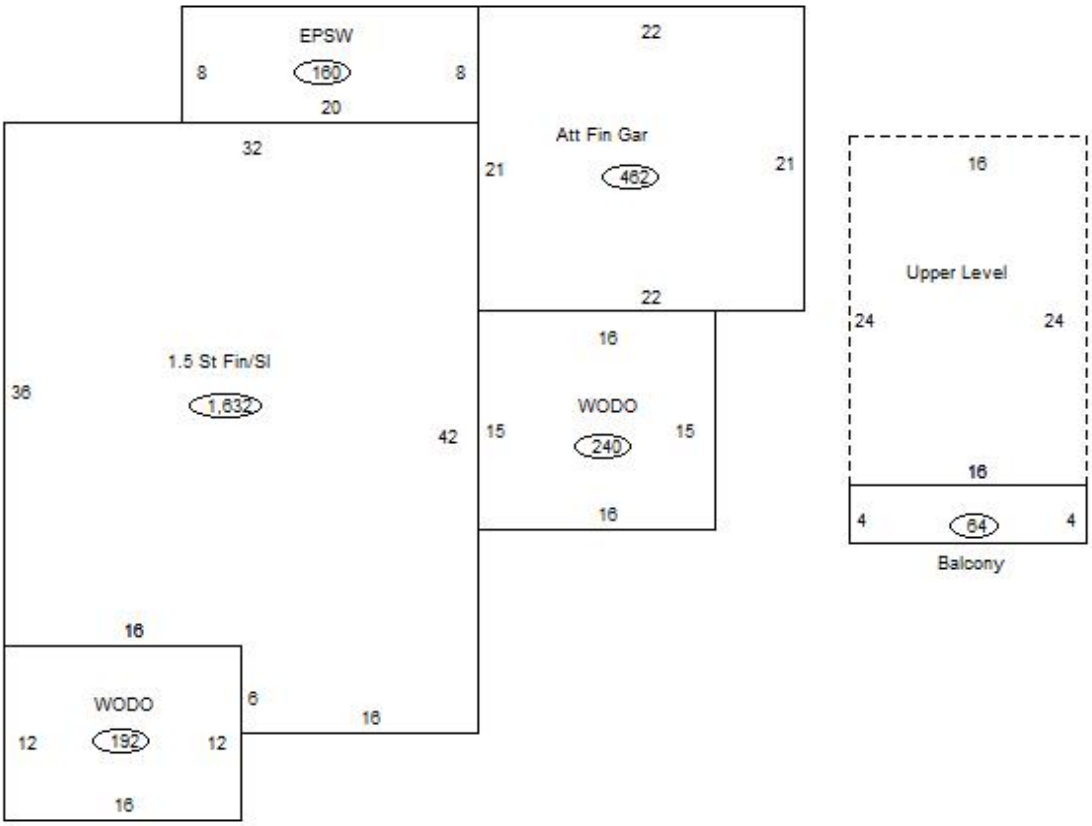
Sketch Image 660002120



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/Sl	1,248	1.308	1,632
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	WODO		13	WODO	240	1.000	240
4	M	EPSW		13	EPSW	160	1.000	160
5	M	WODO		13	WODO	192	1.000	192
6	M	BALW		13	Balcony	64	1.000	64
7	U	^UL	Overhang	13	Upper Level	384	1.000	384
					Total Building Area	1,248		1,632

Outbuildings/Site Improvements 660002120

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 2	**Cond** 3	**Year** 2003	**Eff Age** 17		

Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (20.24 x 160)	3,238		3,238	1,749	1,489

	CPDT	Carport - Detached	21x21x8	Concrete	Formed Metal	441
	Qual 3	**Cond** 3	**Year** 2003	**Eff Age** 17		

Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
Base Cost (9.09 x 441)	4,009		4,009	2,486	1,523

	LOAF	Loafing Shed	20x18x10	Dirt	Galvanized Metal	360
	Qual 2	**Cond** 1	**Year** 2003	**Eff Age** 32		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.27 x 360)	2,257		2,257	1,806	451

	CPDT	Carport - Detached	12x24x12	Dirt	Formed Metal	288
	Qual 3	**Cond** 3	**Year** 2003	**Eff Age** 17		

Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
Base Cost (8.44 x 288)	2,431		2,431	1,507	924

	SHDS	Shed - Small	20x24x6	Concrete	Formed Metal	480
	Qual 2	**Cond** 2	**Year** 2003	**Eff Age** 23		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (15.37 x 480)	7,378		7,378	4,796	2,582

	LNTO	Lean To - Attached	24x18x6	Dirt	Formed Metal	432
	Qual 2	**Cond** 1	**Year** 2003	**Eff Age** 32		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.64 x 432)	3,732		3,732	2,986	746

	SHDS	Shed - Small	10x24x8	Plank	Composition Shingle	240
	Qual 2	**Cond** 1	**Year** 2003	**Eff Age** 32		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (18.16 x 240)	4,358		4,358	3,486	872