



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 660002121 Parcel ID 000000-00-0-00669-001-0020 Cadastral ID 03-20-15-05500 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 301952 LUCAS, SANDRA L REVOCABLE TRUST 25844 S RIDGEVIEW RD CLAREMORE OK 74019-0000 Parcel Location Situs 25844 RIDGEVIEW RD Subdivision RIDGEVIEW ACRES Lot/Block 0020 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.23700382 -95.70304424 LOT 20 BLOCK 1 RIDGEVIEW ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.5222							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	109,868.00 x .49 = 53,603							
Factor Value								
Adjustments	1.0000							
Lot Value	53,603							
Residential Data				GRM Approach				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent	0.00			
Quality	2.5 - Fair			Indicated Value				
Architecture	TRAD TRADITIONAL			Multiple Regression				
Style	100% One Story			MRA Code	1 Test			
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl			Adusted R	0.8445			
Base/Total Area	1,962 / 1,962			Indicated Value	255,149	130.05	Per SqFt	
Style	100% One Story			Direct Comparables				
HVAC	100% Warmed & Cooled Air			Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	1,962			Comparables	4			
Fixture/RghIn	11 /			Indicated Value	208,080		Per SqFt	
Bed/F/H Bath	3 / 2.0 /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type	778 Attached Garage - Finished			Improvements	156,519			
Remodel				Lot Value	53,603			
Year/Eff Age	1981 / 34			Indicated Value	210,122	107.10	Per SqFt	
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	103.96	Total Misc Impr	+	7,679	Site Improvements	37,574		
Roofing Adj	+ 4.28	Garage Cost	+	25,020	Total Value	247,696	126.25 Total Value Per SqFt	
Subfloor Adj	+ -1.10	Total RCN	=	279,499				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	122,980				
Plumbing Adj	+ 7.18	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	156,519				
Adj Base Cost	= 125.79	Lot Value	+	53,603				
Total Area	x 1,962	Indicated Value	=	210,122				
Adjusted Cost	= 246,800	Value Per SqFt		107.10				
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
PRCH	SLAB PORCH - COVERED	5801	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	5802	16x6		96	10.86		1,043



Rogers

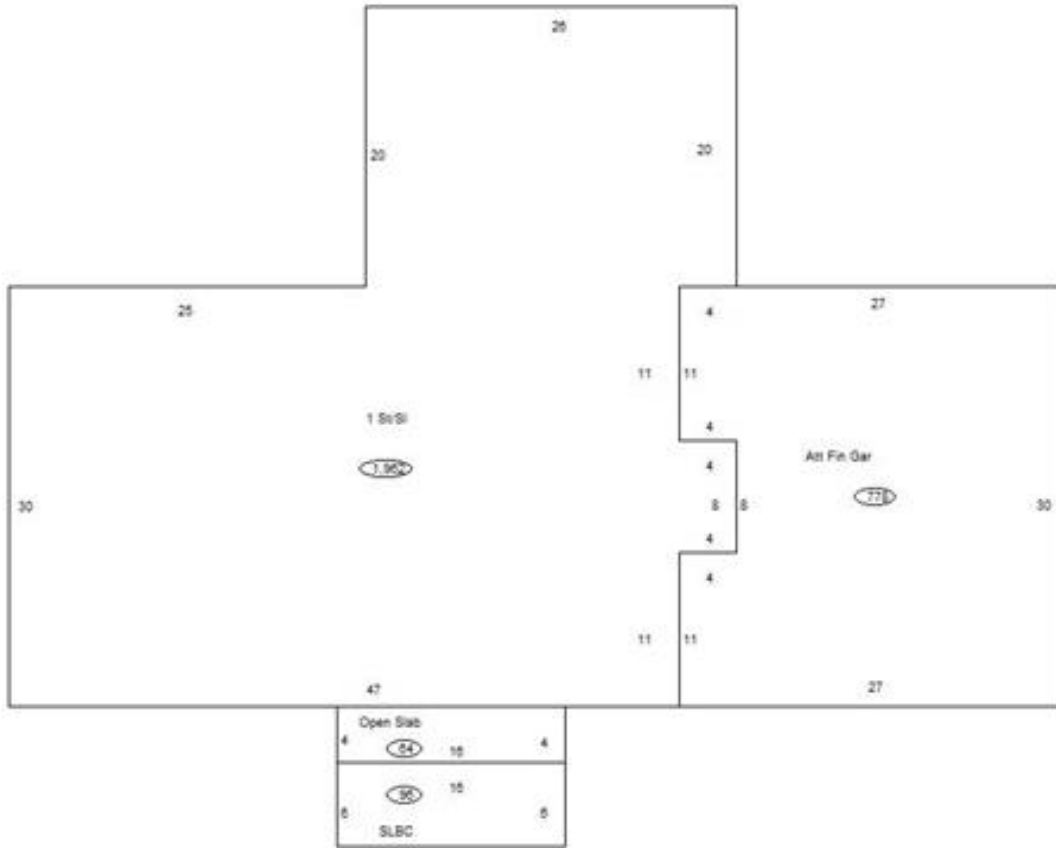
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	778	1.000	778
2	M	PRCH		10	SLBC	64	1.000	64
3	M	PATO		10	Open Slab	96	1.000	96
4	R	1	Slab	10	1 St/SI	1,962	1.000	1,962
Total Building Area						1,962		1,962



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
	Base Cost (30.80 x 1,200)		36,960	36,960	1,109	35,851	
	SHDS	Shed - Small	25x10x8	Concrete	Formed Metal	250	
	Qual	2	Cond 2	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (16.81 x 250)		4,203	4,203	2,480	1,723	