




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 660002123 Parcel ID 000000-00-0-00669-001-0022 Cadastral ID 03-20-15-05520 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 314107 COOK, JEFFREY & JESSICA 25924 S RIDGEVIEW RD CLAREMORE OK 74019-0000 Parcel Location Situs 25924 S RIDGEVIEW RD Subdivision RIDGEVIEW ACRES Lot/Block 0022 / 0001 Parcel Size .5 - 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 Lat/Long: 36.23609623 -95.70252275																			
E 330' OF TRACT 22 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2444/154	COOK, GREGORY G	12/12/2014	94,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2015		Land Value 36,819	20,954	11%	2,305	Assessed	16,289	1,696.20										
Year Frozen	0		Improvements 157,366	127,128		13,984	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 194,185	148,082		16,289	Total Taxable	15,289	1,609.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002123	COOK, JEFFREY & JESSICA			4	174,157	1000	14,815	1,560.00										
2024	2024-660002123	COOK, JEFFREY & JESSICA			4	180,560	1000	14,354	1,386.00										
2023	2023-660002123	COOK, JEFFREY & JESSICA			4	135,517	1000	13,907	1,324.00										
2022	2022-660002123	COOK, JEFFREY & JESSICA			4	135,255	1000	13,878	1,344.00										
2021	2021-660002123	COOK, JEFFREY & JESSICA			4	145,761	1000	15,034	1,417.00										
2020	2020-660002123	COOK, JEFFREY & JESSICA			4	143,294	1000	14,589	1,379.00										
2019	2019-660002123	COOK, JEFFREY & JESSICA			4	138,578	1000	14,135	1,357.00										
2018	2018-660002123	COOK, JEFFREY & JESSICA			4	145,820	1000	13,694	1,315.00										
2017	2017-660002123	COOK, JEFFREY & JESSICA			4	100,281	1000	10,031	969.00										
2016	2016-660002123	COOK, JEFFREY & JESSICA			4	97,710	1000	9,748	945.00										
2015	2015-660002123	COOK, JEFFREY & JESSICA			4	95,425	1000	9,497	927.00										
2014	2014-660002123	COOK, GREGORY G			4	96,187	1000	7,730	717.00										
2013	2013-660002123	COOK, GREGORY G			4	92,148	1000	7,476	718.00										



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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.2721				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	55,414.00 x .66 = 36,819				
Factor Value					
Adjustments	1.0000				
Lot Value	36,819				
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,952 / 1,952			Adusted R 0.8445	
Style	100% One Story			Indicated Value 163,333 83.67 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	4 /			Comparables 4	
Bed/F/H Bath	3 / 1.0 /			Indicated Value 161,120 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 110,150	
Year/Eff Age	1973 / 40			Lot Value 36,819	
Cost Approach		Manual : 01/2025		Indicated Value 146,969 75.29 Per SqFt	
Base Cost	89.13	Total Misc Impr	+ 9,347	Agland Value	
Roofing Adj	+ 3.85	Garage Cost	+ 0	Site Improvements 47,216	
Subfloor Adj	+ 2.22	Total RCN	= 220,300	Total Value 194,185 99.48 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 110,150		
Plumbing Adj	+ 2.57	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 110,150		
Adj Base Cost	= 108.07	Lot Value	+ 36,819		
Total Area	x 1,952	Indicated Value	= 146,969		
Adjusted Cost	= 210,953	Value Per SqFt	75.29		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	5809	20x20		400	20.20	8,080
PRCH	SLAB PORCH - COVERED	5810	60		60	21.11	1,267



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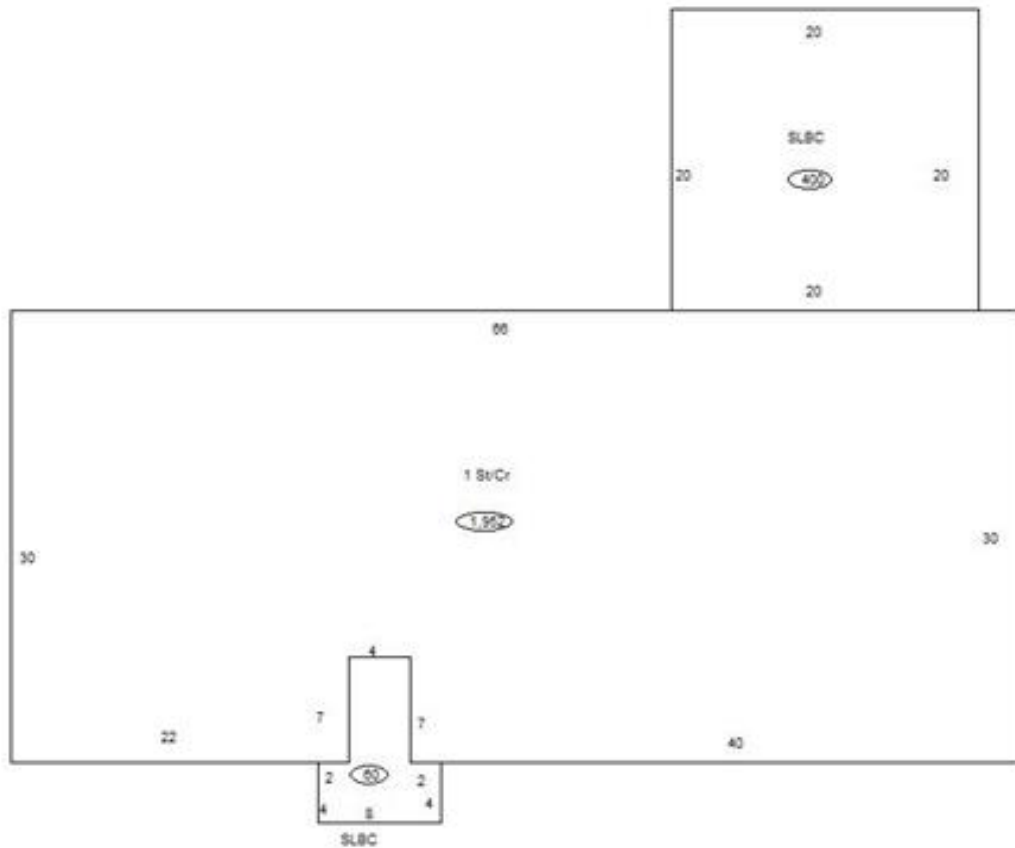
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,952	1.000	1,952
2	M	PRCH		10	SLBC	400	1.000	400
3	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,952		1,952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	24x60x16	Concrete	Formed Metal	1,440	
Qual	2	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
Base Cost (30.11 x 1,440)		43,358	43,358	5,637	37,721	
LNTD	Lean To - Attached	14x60x16	Dirt	Formed Metal	840	
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
Base Cost (9.12 x 840)		7,661	7,661	3,141	4,520	
SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140	
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
Base Cost (26.10 x 140)		3,654	3,654	1,169	2,485	
CPDT	Carport - Detached	20x20x10	Concrete	Formed Metal	400	
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
Base Cost (10.55 x 400)		4,220	4,220	1,730	2,490	