




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002129 Parcel ID 000000-00-0-00669-001-0027 Cadastral ID 03-20-15-05580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 341992 COBB, STEVEN C & HOLLY A 25925 S RIDGEVIEW DR CLAREMORE OK 74019-0000 Parcel Location Situs 25925 S RIDGEVIEW DR Subdivision RIDGEVIEW ACRES Lot/Block 0027 / 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: 36.23659051 -95.70578715 PT OF TRACT 27 BLK 1 BEG: AT SE/C TR 27; NE ALG E/L 194.43' TO POB W 322.30' TO PT ON W/L, SD PT BEING 194.25' N OF SW/C THEREOF, TH N 0 DEG 08'57" W 136' TO NW/C, N 89 DEG 59'34" E 329 21' TO NE/C, 136.24' TO POB CONT 1.02 AC M/L RIDGEVIEW ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0427 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,419.00 x .73 = 33,321 Factor Value Adjustments 1.2154 Lot Value 40,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,939 / 1,939
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

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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	124,602	64.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	142,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,976		
Lot Value	40,500		
Indicated Value	145,476	75.03	Per SqFt
Agland Value			
Site Improvements	13,445		
Total Value	158,921	81.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.57	Total Misc Impr	+ 7,609				
Roofing Adj	+ 3.85	Garage Cost	+ 0				
Subfloor Adj	+ 2.22	Total RCN	= 228,209				
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 123,233				
Plumbing Adj	+ 4.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 104,976				
Adj Base Cost	= 113.77	Lot Value	+ 40,500				
Total Area	x 1,939	Indicated Value	= 145,476				
Adjusted Cost	= 220,600	Value Per SqFt	75.03				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5832	4x3		12	21.26		255
PATO	SLAB PORCH - OPEN	5833	21x17		357	7.78		2,777



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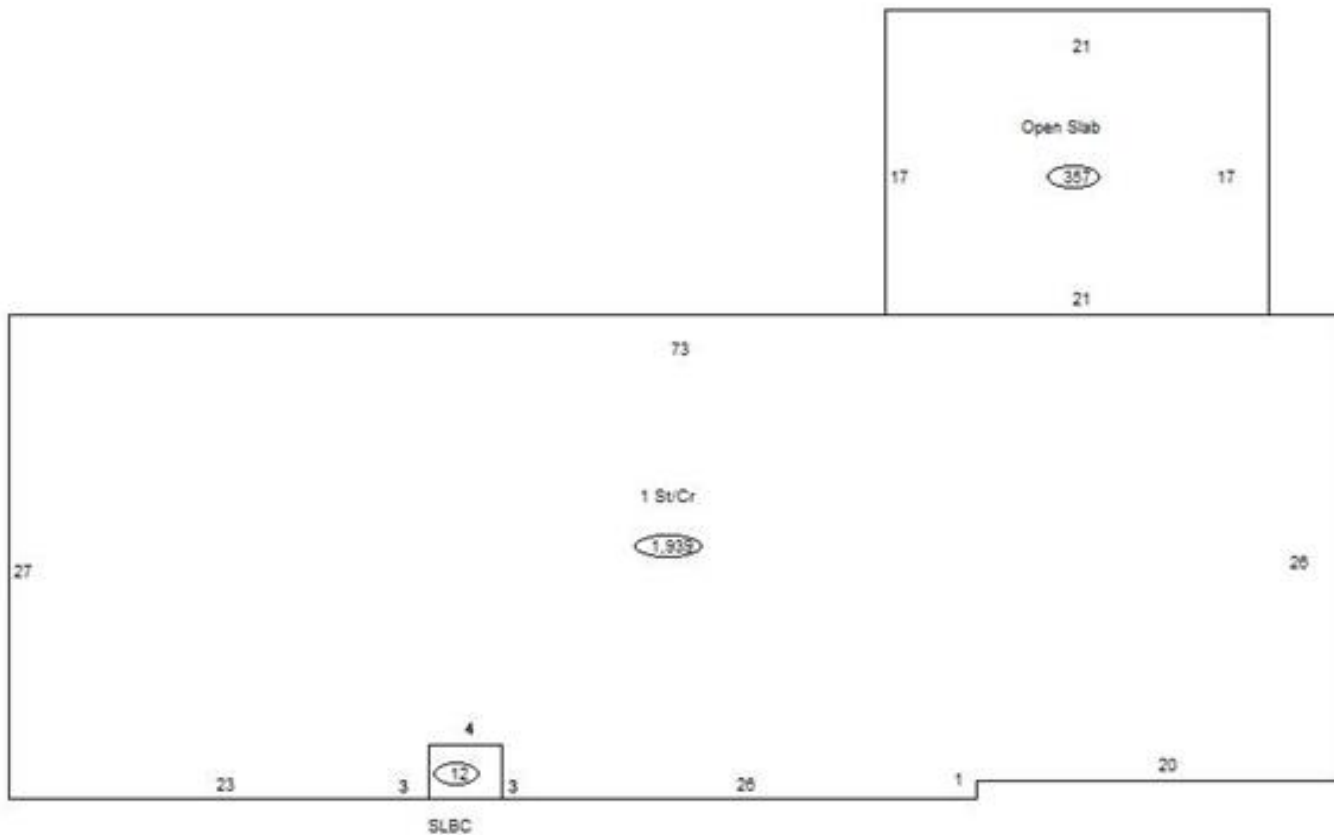
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	12	1.000	12
2	M	PATO		10	Open Slab	357	1.000	357
3	R	1	Crawl	10	1 St/Cr	1,939	1.000	1,939
Total Building Area						1,939		1,939



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x35x8	Dirt	Formed Metal	1,050
	Qual 2	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (25.61 x 1,050)	26,891	26,891	13,446	13,445