



# 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> 660002369 <b>Parcel ID</b> 000000-00-0-10429-002-0006 <b>Cadastral ID</b> 03-21-16-03690 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 93584 RICHARDSON, RUTH J  2705 WEBER RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02705 WEBER RD <b>Subdivision</b> LAKE PARK ESTATES <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_005i 3/28/2023</p>														
<b>Legal Description</b> Lat/Long: 36.33296497 -95.58747805																			
LOT 6 BLOCK 2 LAKE PARK ESTATES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	0		Land Value 78,787	32,831	11%	3,611	Assessed	11,660	1,077.73										
Year Frozen	2005		Improvements 175,608	73,177		8,049	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 254,395	106,008		11,660	Total Taxable	10,660	985.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002369	RICHARDSON, RUTH J			17	248,340	1000	10,661	985.00										
2024	2024-660002369	RICHARDSON, RUTH J			17	232,172	1000	10,660	985.00										
2023	2023-660002369	RICHARDSON, RUTH J			17	162,844	1000	10,661	977.00										
2022	2022-660002369	RICHARDSON, RUTH J			17	160,572	1000	10,661	987.00										
2021	2021-660002369	RICHARDSON, RUTH J			17	166,214	1000	10,661	941.00										
2020	2020-660002369	RICHARDSON, RUTH J			17	163,545	1000	10,661	976.00										
2019	2019-660002369	RICHARDSON, RUTH J			17	158,948	1000	10,661	987.00										
2018	2018-660002369	RICHARDSON, RUTH J			17	165,344	1000	10,661	985.00										
2017	2017-660002369	RICHARDSON, RUTH J			17	163,948	1000	10,661	979.00										
2016	2016-660002369	RICHARDSON, RUTH J			17	159,825	1000	10,661	1,001.00										
2015	2015-660002369	RICHARDSON, RUTH J			17	152,023	1000	10,661	962.00										
2014	2014-660002369	RICHARDSON, RUTH J			17	153,286	1000	10,661	989.00										
2013	2013-660002369	RICHARDSON, TROY L			17	150,368	1000	10,661	976.00										



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0102 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,006.00 x 1.79 = 78,787 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,787		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,938 / 1,938
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,938
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	614 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	227,165	117.22	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	28,860 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	108.23	<b>Total Misc Impr</b>	+	15,540	
<b>Roofing Adj</b>	+ 4.73	<b>Garage Cost</b>	+	18,702	
<b>Subfloor Adj</b>	+ -2.22	<b>Total RCN</b>	=	288,856	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	-	115,542	
<b>Plumbing Adj</b>	+ 8.00	<b>Lump Sums</b>	+	2,294	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	175,608	
<b>Adj Base Cost</b>	= 131.38	<b>Lot Value</b>	+	78,787	
<b>Total Area</b>	x 1,938	<b>Indicated Value</b>	=	254,395	
<b>Adjusted Cost</b>	= 254,614	<b>Value Per SqFt</b>		131.27	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	175,608		
<b>Lot Value</b>	78,787		
<b>Indicated Value</b>	254,395	131.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	254,395	131.27	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6294	25x5		125	26.54		3,318
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	6295	19x12		228	28.98		6,607
WODO	WOOD DECK - OPEN	6296	216		216	21.24	50%	2,294
SHLT	STORM SHELTER			1	1	0.00		





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						