



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:20:21
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Assessment Data					Primary Image																																																																																																																				
Account 660002381 Parcel ID 000000-00-0-10429-003-0010 Cadastral ID 03-21-16-03810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 76524 ASHBAUGH, DAVID L 219 S LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 02705 PARK ST Subdivision LAKE PARK ESTATES Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0357	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,114.00 x 1.77 = 79,729	
Factor Value		
Adjustments	1.0000	
Lot Value	79,729	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,926 / 3,262
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,926
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,101 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_007 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	383,103	117.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	428,700 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	287,909		
Lot Value	79,729		
Indicated Value	367,638	112.70	Per SqFt
Agland Value			
Site Improvements	4,480		
Total Value	372,118	114.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.60	Total Misc Impr	+	14,843			
Roofing Adj	+ 3.94	Garage Cost	+	32,799			
Subfloor Adj	+ -1.85	Total RCN	=	417,259			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	129,350			
Plumbing Adj	+ 5.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	287,909			
Adj Base Cost	= 113.31	Lot Value	+	79,729			
Total Area	x 3,262	Indicated Value	=	367,638			
Adjusted Cost	= 369,617	Value Per SqFt		112.70			

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	6354	21x6		126	26.54		3,344
PATO	SLAB PORCH - OPEN	6355	15x10		150	11.02		1,653
PATO	SLAB PORCH - OPEN	6356	41x12		492	8.60		4,231



Rogers

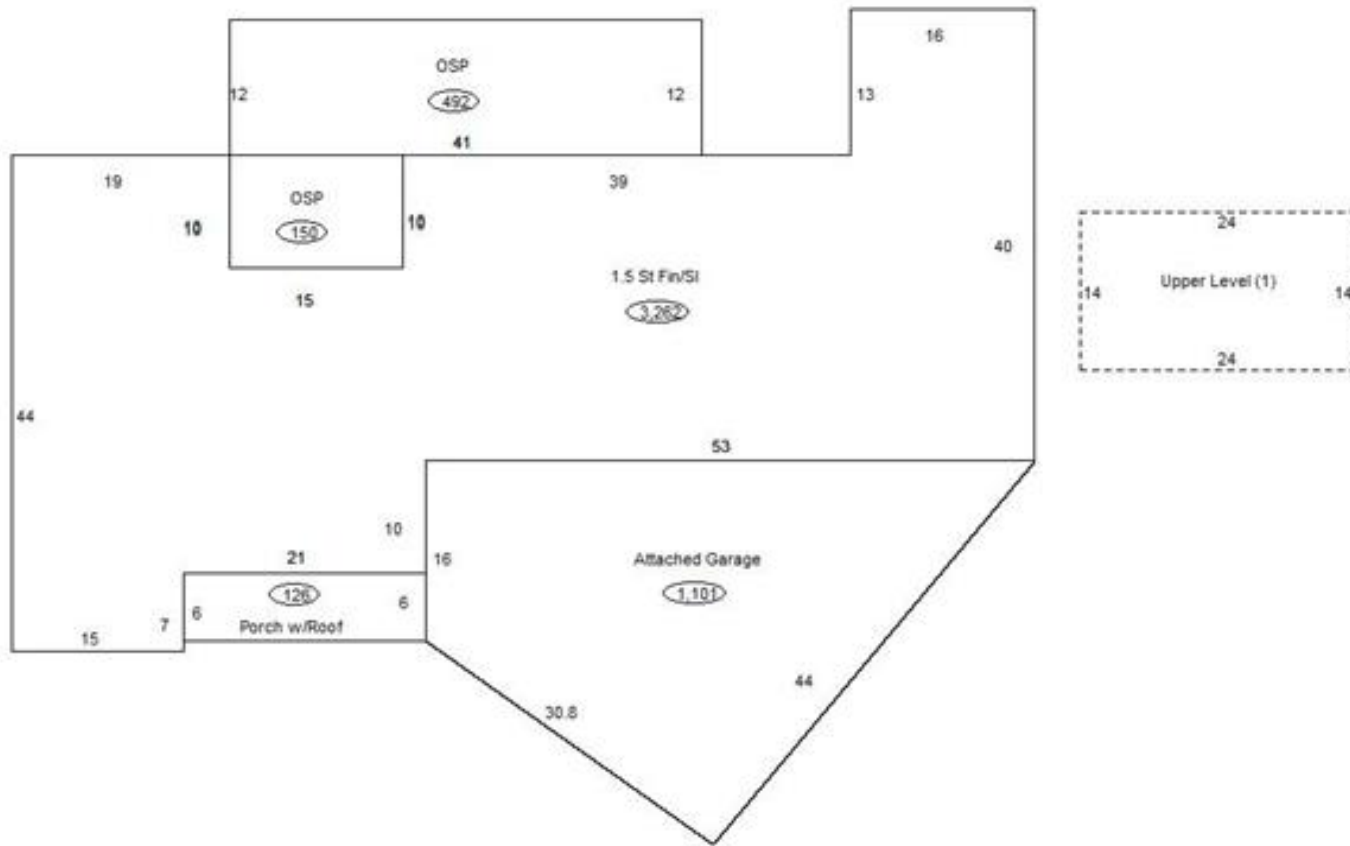
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,926	1.115	3,262
2	G	1		13	Attached Garage	1,101	1.000	1,101
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	150	1.000	150
5	M	PATO		13	Open Slab	492	1.000	492
6	U	^UL		13	Upper Level (1)	336	1.000	336
Total Building Area						2,926		3,262



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 400)		6,400		6,400	1,920	4,480