



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:47:32  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003940 <b>Parcel ID</b> 000000-00-0-10772-003-0007 <b>Cadastral ID</b> 05-21-16-03430 <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> 257636 WOODRUFF, RANDY L & SHANI J  22514 RIVERWOOD CT CLAREMORE OK 74019-0374  <b>Parcel Location</b> <b>Situs</b> 00809 W 23RD ST N <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0007 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33121506 -95.61532337																																																																																																																									
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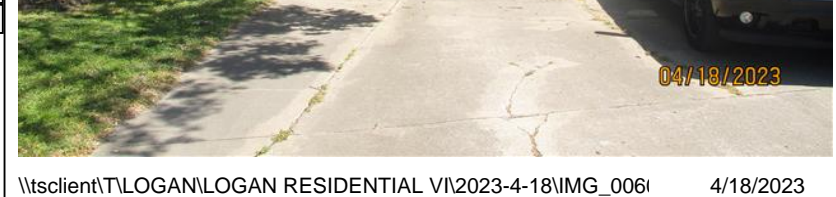
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8000	
Non-Ag Acres	0.2103	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,159.00 x 4.96 = 45,435	
Factor Value		
Adjustments	1.0000	
Lot Value	45,435	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,142 / 1,142
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,142
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33



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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	125,806	110.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	152,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.95	Total Misc Impr	+	5,047			
Roofing Adj	+ 4.25	Garage Cost	+	10,953			
Subfloor Adj	+ 0.00	Total RCN	=	160,554			
Heat/Cool Adj	+ 10.30	Depreciation ( 45%)	-	72,249			
Plumbing Adj	+ 11.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	88,305			
Adj Base Cost	= 126.58	Lot Value	+	45,435			
Total Area	x 1,142	Indicated Value	=	133,740			
Adjusted Cost	= 144,554	Value Per SqFt		117.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,305		
Lot Value	45,435		
Indicated Value	133,740	117.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	133,740	117.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10008	146		146	20.84		3,043
PATO	SLAB PORCH - OPEN	10009	20x11		220	9.11		2,004



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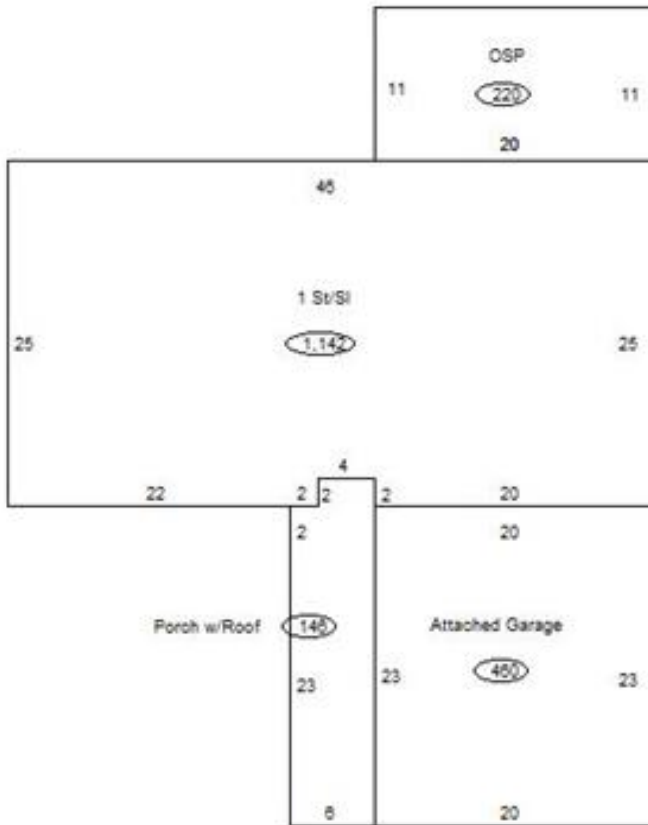
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### Sketch Image

660003940



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,142	1.000	1,142
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	146	1.000	146
4	M	PATO		13	Open Slab	220	1.000	220
<b>Total Building Area</b>						<b>1,142</b>		<b>1,142</b>



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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 (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						