



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:53:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003994 <b>Parcel ID</b> 000000-00-0-10430-006-0031 <b>Cadastral ID</b> 05-21-16-04000 <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> 273681 RIDDLES, GEORGE J & DORCAS M  TRUSTEES 10325 E ROSE GLEN BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00414 N BOLING AVE <b>Subdivision</b> STATE PREPARATORY <b>Lot/Block</b> 0031 / 0006 <b>Parcel Size</b> 3 - 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> Lat/Long: 36.32230008 -95.63022784 LOTS 29 THRU 31 BLOCK 6 STATE PREPARATORY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 9375 <b>Non-Ag Acres</b> 0.2144 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,341.00 x 4.92 = 45,936 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,936		
<b>Residential Data</b>		

<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	918 / 1,462
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	918
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG\_004' 4/28/2023

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>	93,856	64.20	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.93	<b>Total Misc Impr</b>	+ 19,642				
<b>Roofing Adj</b>	+ 2.67	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 215,916				
<b>Heat/Cool Adj</b>	+ 10.74	<b>Depreciation ( 53%)</b>	- 114,435				
<b>Plumbing Adj</b>	+ 12.91	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 101,481				
<b>Adj Base Cost</b>	= 134.25	<b>Lot Value</b>	+ 45,936				
<b>Total Area</b>	x 1,462	<b>Indicated Value</b>	= 147,417				
<b>Adjusted Cost</b>	= 196,274	<b>Value Per SqFt</b>	100.83				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	101,481		
<b>Lot Value</b>	45,936		
<b>Indicated Value</b>	147,417	100.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	147,417	100.83	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	4,773.09		4,773
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
PRCH	SLAB PORCH - COVERED	123992	34x10		340	23.97		8,150
PRCH	SLAB PORCH - COVERED	123993	10x4		40	24.32		973
PRCH	SLAB PORCH - COVERED	123994	10x4		40	24.32		973



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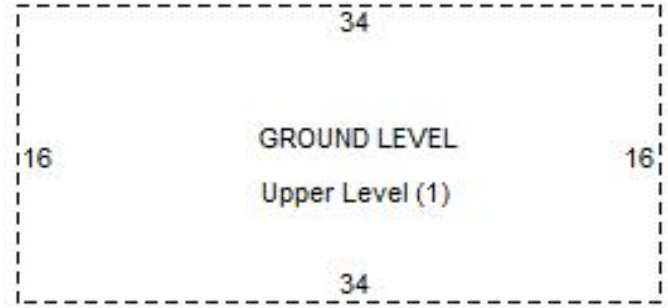
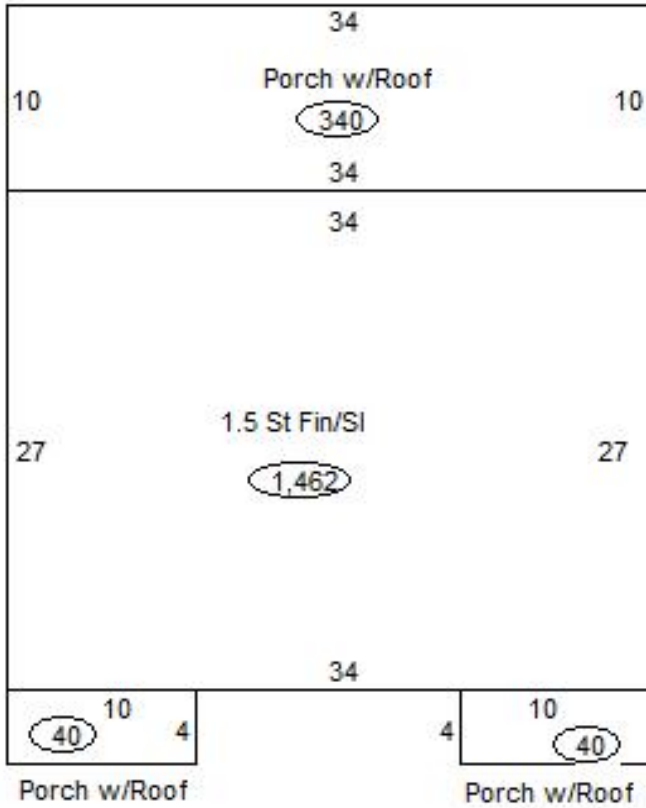
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### Sketch Image

660003994



### 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/Sl	918	1.593	1,462
2	U	^UL		13	Upper Level (1)	544	1.000	544
3	M	PRCH		13	SLBC	340	1.000	340
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	40	1.000	40
6	N	0		13	GROUND LEVEL		0.000	
<b>Total Building Area</b>						918		1,462