



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:00
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Assessment Data					Primary Image																																																																																																																				
Account 660004238 Parcel ID 000000-00-0-10515-003-0007 Cadastral ID 05-21-16-07890 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340316 O'BRIEN, KAILY & TAYLOR COOK 2025 RIDGE RD CLAREMORE OK 74017-0000 Parcel Location Situs 02025 RIDGE RD Subdivision WILL ROGERS HGTS II Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lat/Long: 36.33114374 -95.63200882 LOT 7 BLOCK 3 WILL ROGERS HGTS II					<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																																																																																																											
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2532		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,029.00 x 4.59 = 50,578		
Factor Value			
Adjustments	1.8270		
Lot Value	92,406		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,504 / 1,504
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,504
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	159,371	105.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	207,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.25	Total Misc Impr	+	10,153			
Roofing Adj	+ 4.36	Garage Cost	+	12,889			
Subfloor Adj	+ -1.21	Total RCN	=	209,252			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	108,811			
Plumbing Adj	+ 6.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	100,441			
Adj Base Cost	= 123.81	Lot Value	+	92,406			
Total Area	x 1,504	Indicated Value	=	192,847			
Adjusted Cost	= 186,210	Value Per SqFt		128.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,441		
Lot Value	92,406		
Indicated Value	192,847	128.22	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	202,847	134.87	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	10768	43x5		215	23.52		5,057



Rogers

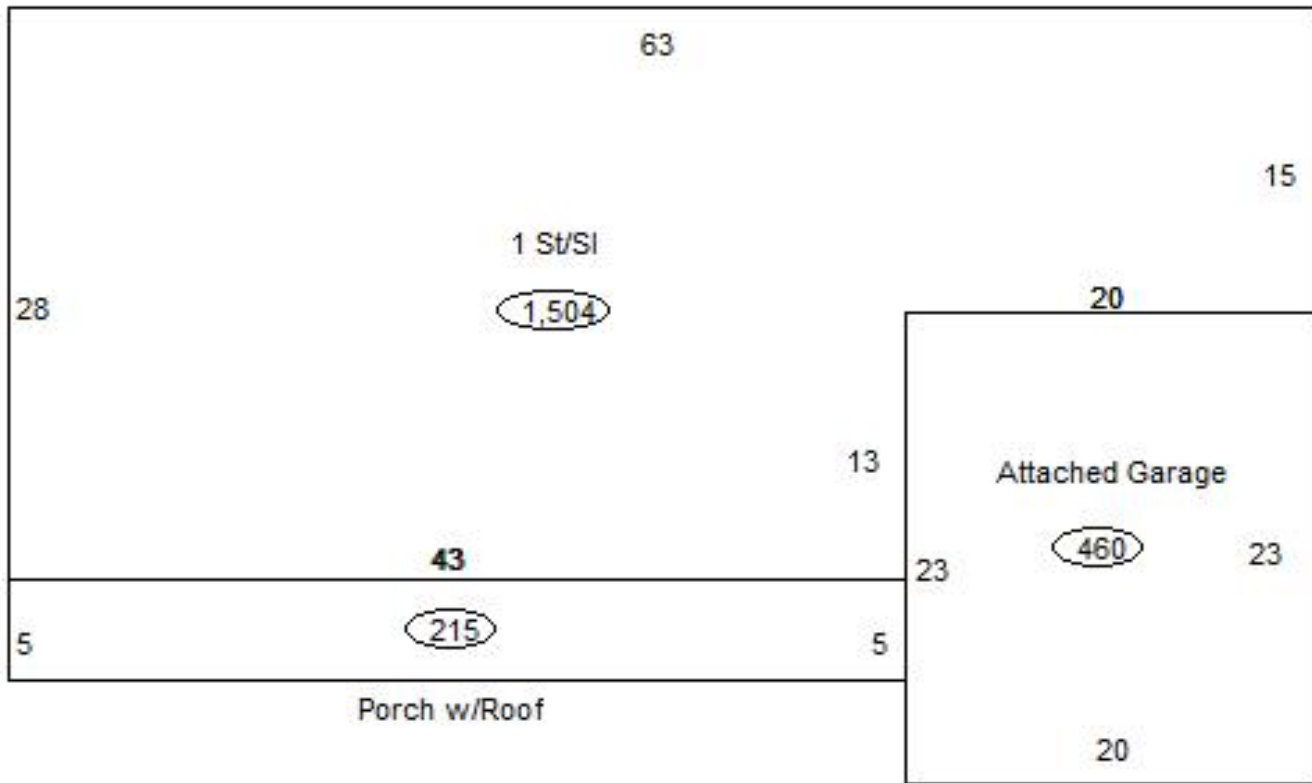
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,504	1.000	1,504
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	215	1.000	215
Total Building Area						1,504		1,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000

STF	STG FAIR		0x0x0		
Qual 2	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)					