



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:03:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004239 Parcel ID 000000-00-0-10515-003-0008 Cadastral ID 05-21-16-07900 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56624 ROTHACKER, RUTH L & KATHLEEN R & ROBERT A CLARK 2029 RIDGE RD CLAREMORE OK 74017-0000 Parcel Location Situs 02029 S RIDGE RD Subdivision WILL ROGERS HGTS II Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33138727 -95.63208688																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.2471 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 10,762.00 x 4.63 = 49,843 Factor Value Adjustments 1.0000 Lot Value 49,843		 <p>04/12/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0029.JPG 4/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,738 / 1,738
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,738
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	105.38	Total Misc Impr	+ 14,032	Roofing Adj	+ 4.60	Garage Cost	+ 16,086
Subfloor Adj	+ -2.22	Total RCN	= 250,879	Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 122,931
Plumbing Adj	+ 6.62	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 127,948
Adj Base Cost	= 127.02	Lot Value	+ 49,843	Total Area	x 1,738	Indicated Value	= 177,791
		Value Per SqFt	102.30	Adjusted Cost	= 220,761		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	189,161	108.84	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	187,900		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,948		
Lot Value	49,843		
Indicated Value	177,791	102.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,791	102.30	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	10771	16x5		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	10772	20x12		240	26.18		6,283



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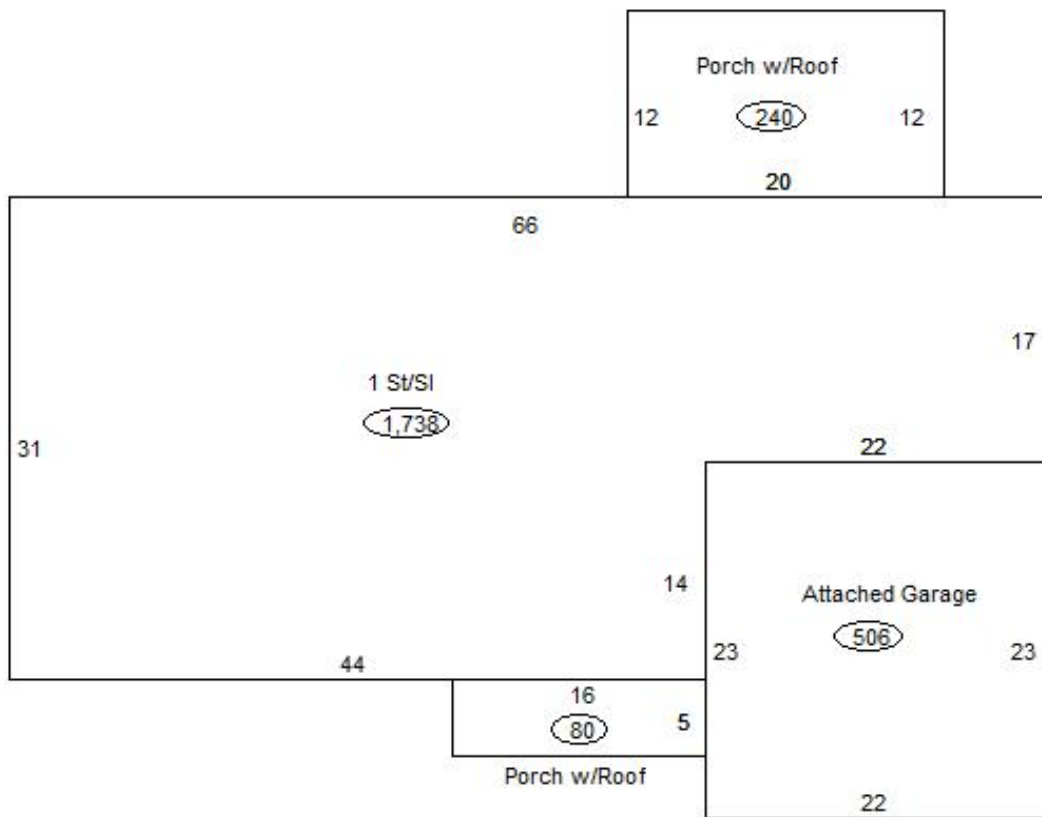
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Sketch Image

660004239



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,738	1.000	1,738
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,738		1,738