



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:25:18
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Assessment Data					Primary Image																																																																																																																				
Account 660004242 Parcel ID 000000-00-0-10515-004-0001 Cadastral ID 05-21-16-07930 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322525 HOOVER, JOHN J & AVA M TRUSTEES HOOVER FAMILY TRUST 2010 RIDGE RD CLAREMORE OK 74017-0000 Parcel Location Situs 02010 S RIDGE RD Subdivision WILL ROGERS HGTS II Lot/Block 0001 / 0004 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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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2873		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	12,516.00 x 4.37 = 54,667		
Factor Value			
Adjustments	1.0000		
Lot Value	54,667		



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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	1,921 / 1,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	219,720 114.38 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	218,040 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	188,351
Lot Value	54,667
Indicated Value	243,018 126.51 Per SqFt
Agland Value	
Site Improvements	
Total Value	243,018 126.51 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.42	Total Misc Impr	+	9,589
Roofing Adj	+ 4.74	Garage Cost	+	14,498
Subfloor Adj	+ -2.23	Total RCN	=	276,987
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	88,636
Plumbing Adj	+ 8.08	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	188,351
Adj Base Cost	= 131.65	Lot Value	+	54,667
Total Area	x 1,921	Indicated Value	=	243,018
Adjusted Cost	= 252,900	Value Per SqFt		126.51

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	10784	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	10785	7x7		49	26.78		1,312



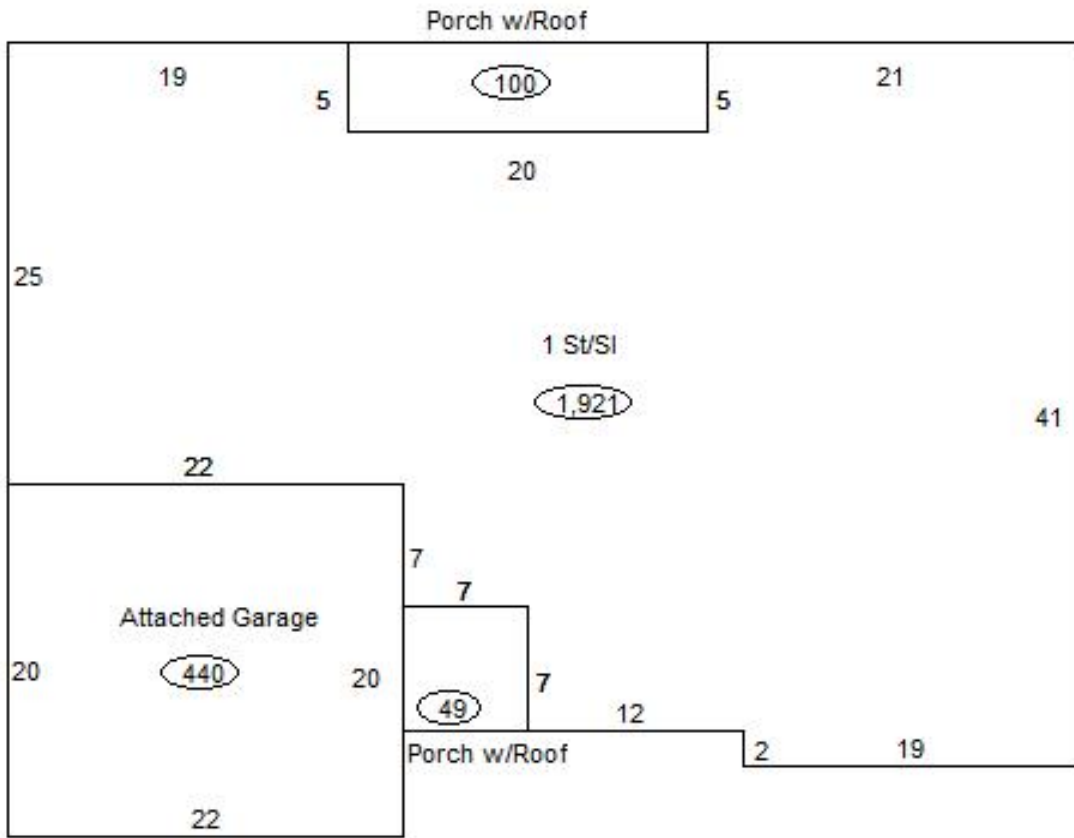
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Sketch Image

660004242



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,921	1.000	1,921
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						1,921		1,921