




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:05
Page 1

Assessment Data					Primary Image																			
Account 660004244 Parcel ID 000000-00-0-10515-004-0003 Cadastral ID 05-21-16-07950 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337200 WOODARD, SHERI 2018 RIDGE RD CLAREMORE OK 74017-0000 Parcel Location Situs 02018 S RIDGE RD Subdivision WILL ROGERS HGTS II Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0036.JPG 4/13/2023</p>																			
Legal Description Lot/Long: 36.33087221 -95.63140125																								
LOT 3 BLOCK 4 WILL ROGERS HGTS II					Building Permits																			
					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount										
Number	Description	Opened	Closed	Amount																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	MONROE, DEE KRISTIN	01/21/2022	205,000	YES															
					/	RODEN, JOYCE J	04/24/2020	99,000	19															
					1167/776	CAMP, GERALD W	10/13/1998	76,000	Yes															
					788/431			85,000	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax															
Remove Cap	2023		Land Value	90,939	90,939	11%	10,003	Assessed	22,617															
Year Frozen	0		Improvements	114,677	114,677		12,614	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	205,616	205,616		22,617	Total Taxable	22,617															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660004244	WOODARD, SHERI			17	204,232	0	22,465	2,076.00															
2024	2024-660004244	WOODARD, SHERI			17	205,000	0	22,550	2,084.00															
2023	2023-660004244	WOODARD, SHERI			17	205,000	0	22,550	2,066.00															
2022	2022-660004244	WOODARD, SHERI			17	134,363	0	14,780	1,368.00															
2021	2021-660004244	MONROE, DEE KRISTIN			17	140,949	0	15,504	1,369.00															
2020	2020-660004244	MONROE, DEE KRISTIN			17	124,030	0	13,633	1,248.00															
2019	2019-660004244	RODEN, RODNE R			17	118,034	0	12,984	1,203.00															
2018	2018-660004244	RODEN, RODNE R			17	125,213	0	13,773	1,273.00															
2017	2017-660004244	RODEN, RODNE R			17	124,168	0	13,658	1,254.00															
2016	2016-660004244	RODEN, RODNE R			17	121,086	0	13,319	1,250.00															
2015	2015-660004244	RODEN, RODNE R			17	120,229	0	13,225	1,193.00															
2014	2014-660004244	RODEN, RODNE R			17	124,059	0	13,643	1,265.00															
2013	2013-660004244	RODEN, RODNE R			17	118,571	0	12,993	1,189.00															




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:28:05
 Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.2567 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 11,184.00 x 4.56 = 51,004 Factor Value Adjustments 1.7830 Lot Value 90,939		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0036.JPG 4/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,730 / 1,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,730
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	101.11	Total Misc Impr	+	14,973			
Roofing Adj	+ 4.29	Garage Cost	+	13,345			
Subfloor Adj	+ -1.17	Total RCN	=	238,911			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	124,234			
Plumbing Adj	+ 6.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,677			
Adj Base Cost	= 121.73	Lot Value	+	90,939			
Total Area	x 1,730	Indicated Value	=	205,616			
Adjusted Cost	= 210,593	Value Per SqFt		118.85			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	165,290 95.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	205,020 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	114,677
Lot Value	90,939
Indicated Value	205,616 118.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	205,616 118.85 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	10791	28x6		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	10792	18x14		252	23.40		5,897



Rogers

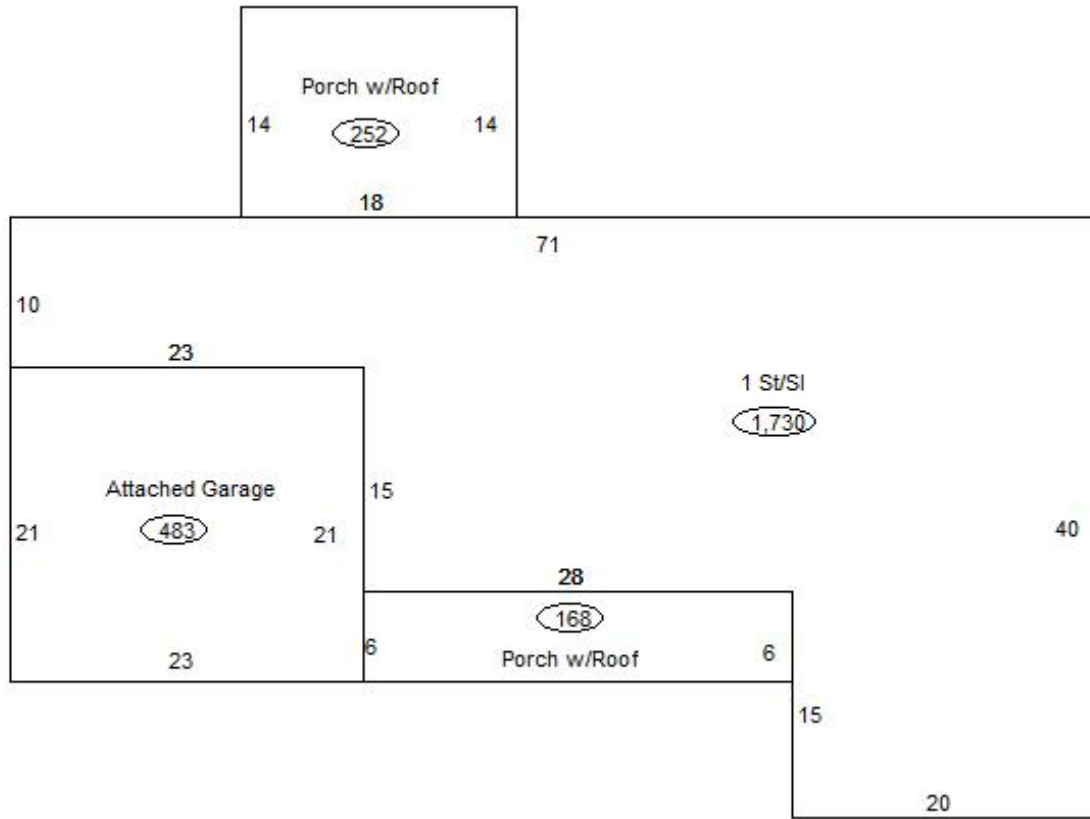
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:28:05
 Page 3

Sketch Image

660004244



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,730	1.000	1,730
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	252	1.000	252
Total Building Area						1,730		1,730