



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660006186 Parcel ID 000000-00-0-10470-001-0015 Cadastral ID 07-21-16-05210 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342613 NATIVE LEGACY PROPERTIES LLC 5498 E 475 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00512 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2332		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,160.00 x 4.15 = 42,164		
Factor Value			
Adjustments	1.0000		
Lot Value	42,164		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0017. 5/9/2023

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	1,487 / 1,487
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,487
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	478 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	155,148	104.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	205,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.15	Total Misc Impr	+	11,175			
Roofing Adj	+ 4.52	Garage Cost	+	13,245			
Subfloor Adj	+ -1.16	Total RCN	=	216,243			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	103,797			
Plumbing Adj	+ 7.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,446			
Adj Base Cost	= 129.00	Lot Value	+	42,164			
Total Area	x 1,487	Indicated Value	=	154,610			
Adjusted Cost	= 191,823	Value Per SqFt		103.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,446		
Lot Value	42,164		
Indicated Value	154,610	103.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	154,610	103.97	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	14860	20x13		260	23.38		6,079



Rogers

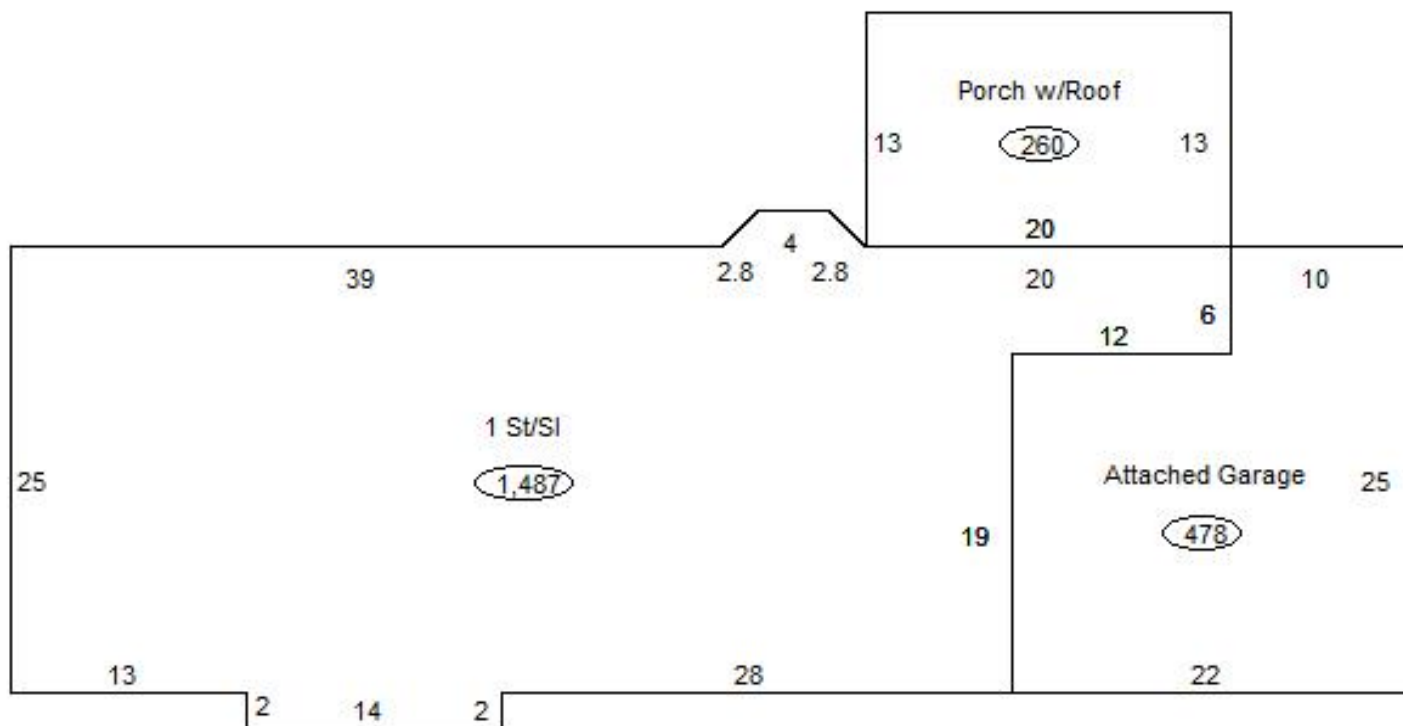
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Sketch Image

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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	1,487	1.000	1,487
2	G	1		13	Attached Garage	478	1.000	478
3	M	PRCH		13	SLBC	260	1.000	260
Total Building Area						1,487		1,487



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 x)						