



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:51:51
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Assessment Data					Primary Image																																																																																																																				
Account 660006205 Parcel ID 000000-00-0-10470-002-0006 Cadastral ID 07-21-16-05400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334002 PETERS, JOSHUA D & LACY MOODY 2306 RIDGEVIEW LN CLAREMORE OK 74017-0000 Parcel Location Situs 02306 E RIDGEVIEW LN Subdivision WESTWOOD ESTATES I Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31050224 -95.63764305 LOT 6 BLOCK 2 WESTWOOD ESTATES I																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.4343 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 18,919.00 x 4.15 = 78,514 Factor Value Adjustments 1.0000 Lot Value 78,514		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,621 / 2,613
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,621
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0039. 5/9/2023

Cost Approach		Manual : 01/2025	
Base Cost	91.31	Total Misc Impr	+ 1,525
Roofing Adj	+ 2.97	Garage Cost	+ 15,499
Subfloor Adj	+ -1.43	Total RCN	= 306,858
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 141,155
Plumbing Adj	+ 5.43	Lump Sums	+ 2,402
Basement Adj	+ 0.00	RCNLD	= 168,105
Adj Base Cost	= 110.92	Lot Value	+ 78,514
Total Area	x 2,613	Indicated Value	= 246,619
Adjusted Cost	= 289,834	Value Per SqFt	94.38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,841	97.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	285,120 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,105		
Lot Value	78,514		
Indicated Value	246,619	94.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,619	94.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14939	19x3		57	26.75		1,525
WODO	WOOD DECK - OPEN	14940	20x12		240	20.02	50%	2,402



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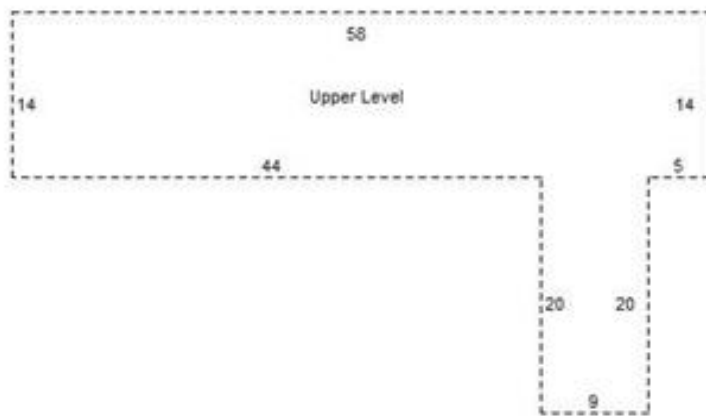
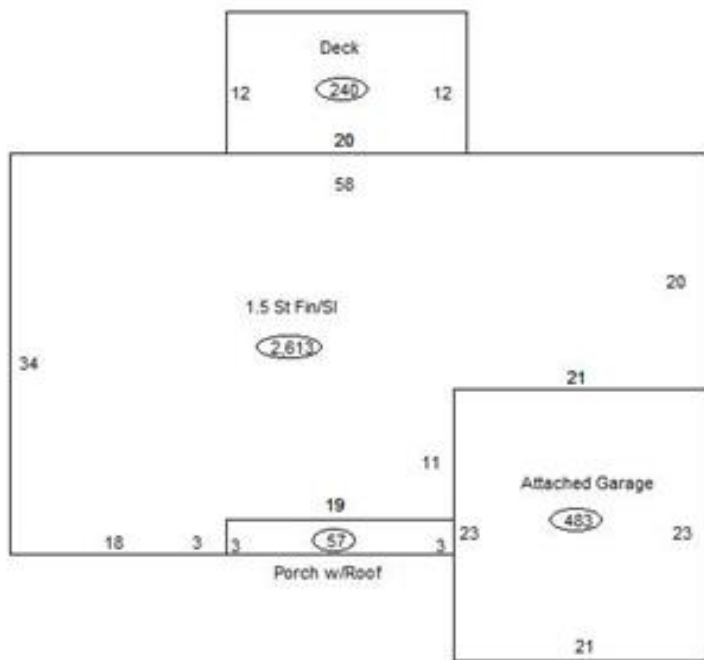
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Sketch Image

660006205



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,621	1.612	2,613
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	57	1.000	57
4	M	WODO		13	WODO	240	1.000	240
5	U	^UL	Overhang	13	Upper Level	992	1.000	992
Total Building Area						1,621		2,613



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						