



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:51:55  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006208 <b>Parcel ID</b> 000000-00-0-10470-002-0009 <b>Cadastral ID</b> 07-21-16-05430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348012 A AND V REVOCBALE TRUST VINCENT & ARIS GREGORY TRUSTEES 406 RIDGEVIEW DR CLAREMORE OK 74017-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0045. 5/9/2023</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00406 RIDGEVIEW DR <b>Subdivision</b> WESTWOOD ESTATES I <b>Lot/Block</b> 0009 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31083398 -95.63831941 LOT 9 BLOCK 2 WESTWOOD ESTATES I					<b>Building Permits</b> <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026  
 Time 02:51:55  
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.407		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	17,730.00 x 4.15 = 73,580		
Factor Value			
Adjustments	1.0000		
Lot Value	73,580		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,511 / 2,385
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,511
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	462 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	
Adusted R	0.8445		
Indicated Value	267,331	112.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	293,230		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.64	Total Misc Impr	+ 9,548
Roofing Adj	+ 3.52	Garage Cost	+ 18,753
Subfloor Adj	+ -2.27	Total RCN	= 314,883
Heat/Cool Adj	+ 14.47	Depreciation ( 46%)	- 144,846
Plumbing Adj	+ 6.80	Lump Sums	+ 3,160
Basement Adj	+ 0.00	RCNLD	= 173,197
Adj Base Cost	= 120.16	Lot Value	+ 73,580
Total Area	x 2,385	Indicated Value	= 246,777
Adjusted Cost	= 286,582	Value Per SqFt	103.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,197		
Lot Value	73,580		
Indicated Value	246,777	103.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,777	103.47	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	14952	6x4		24	29.45		707
PATO	SLAB PORCH - OPEN	14954	204		204	11.82		2,411
WODO	WOOD DECK - OPEN	123788	20x15		300	19.15	45%	3,160



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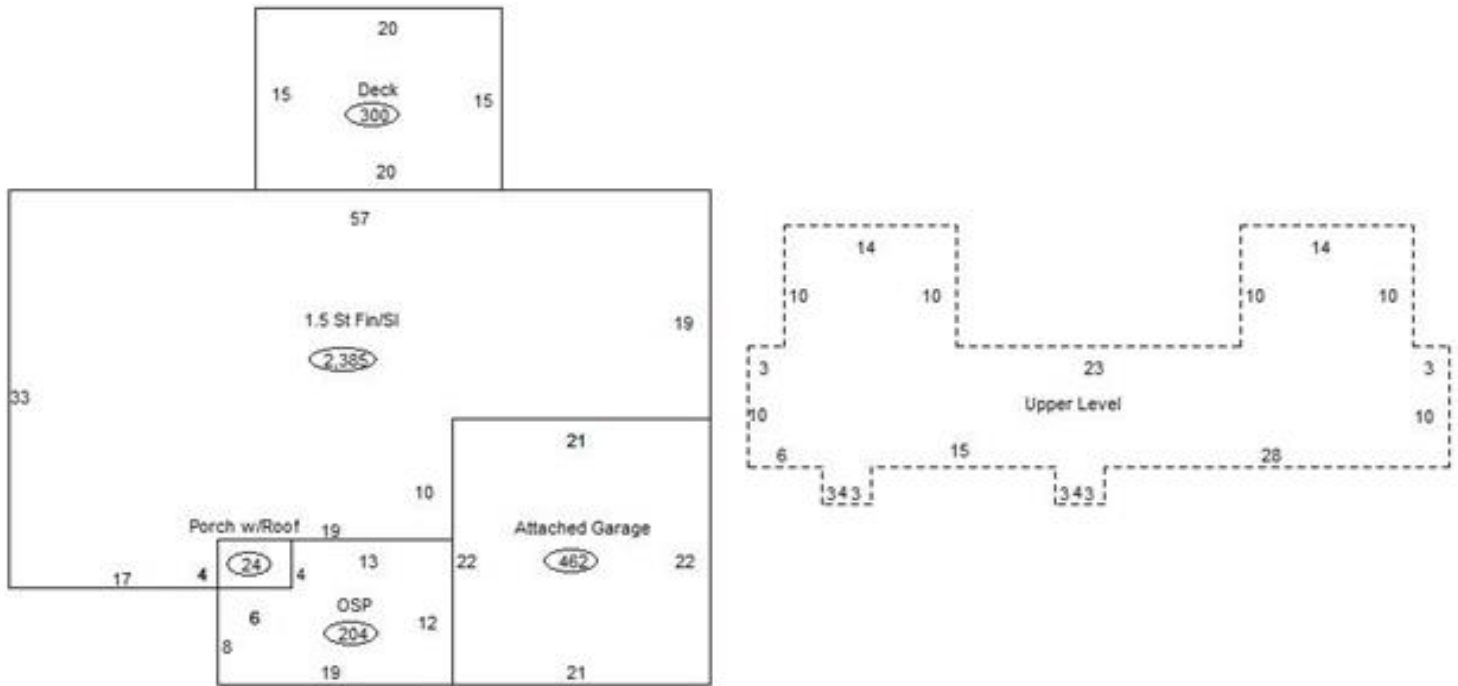
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 Page 3

Sketch Image

660006208



### 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/SI	1,511	1.578	2,385
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
4	U	^UL	Overhang	13	Upper Level	874	1.000	874
5	M	PATO		13	Open Slab	204	1.000	204
6	M	WODO		13	WODO	300	1.000	300
<b>Total Building Area</b>						<b>1,511</b>		<b>2,385</b>



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Page 4

660006208

### Outbuildings/Site Improvements

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