



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:10:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006213 Parcel ID 000000-00-0-10470-003-0003 Cadastral ID 07-21-16-05480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 59084 FERRARA, THOMAS & JEAN M 320 RIDGEVIEW CLAREMORE OK 74017-0000 Parcel Location Situs 00320 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0003 / 0003 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	0.5235		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,803.00 x 3.87 = 88,326		
Factor Value			
Adjustments	1.0000		
Lot Value	88,326		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0051. 5/9/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,254 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	289,650 137.14 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	311,480 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	165,241
Lot Value	88,326
Indicated Value	253,567 120.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	253,567 120.06 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.86	Total Misc Impr	+	32,504
Roofing Adj	+ 4.64	Garage Cost	+	37,357
Subfloor Adj	+ -2.19	Total RCN	=	330,482
Heat/Cool Adj	+ 12.64	Depreciation (50%)	-	165,241
Plumbing Adj	+ 5.45	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	165,241
Adj Base Cost	= 123.40	Lot Value	+	88,326
Total Area	x 2,112	Indicated Value	=	253,567
Adjusted Cost	= 260,621	Value Per SqFt		120.06

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	14972	25x8		200	26.30		5,260
PATO	SLAB PORCH - OPEN	14974	20x8		160	10.92		1,747
EPSW	ENCLOSED PORCH - SOLID WALL	145007	28x8		224	68.96		15,447
PRCH	SLAB PORCH - COVERED	145008	28x6		168	26.40		4,435



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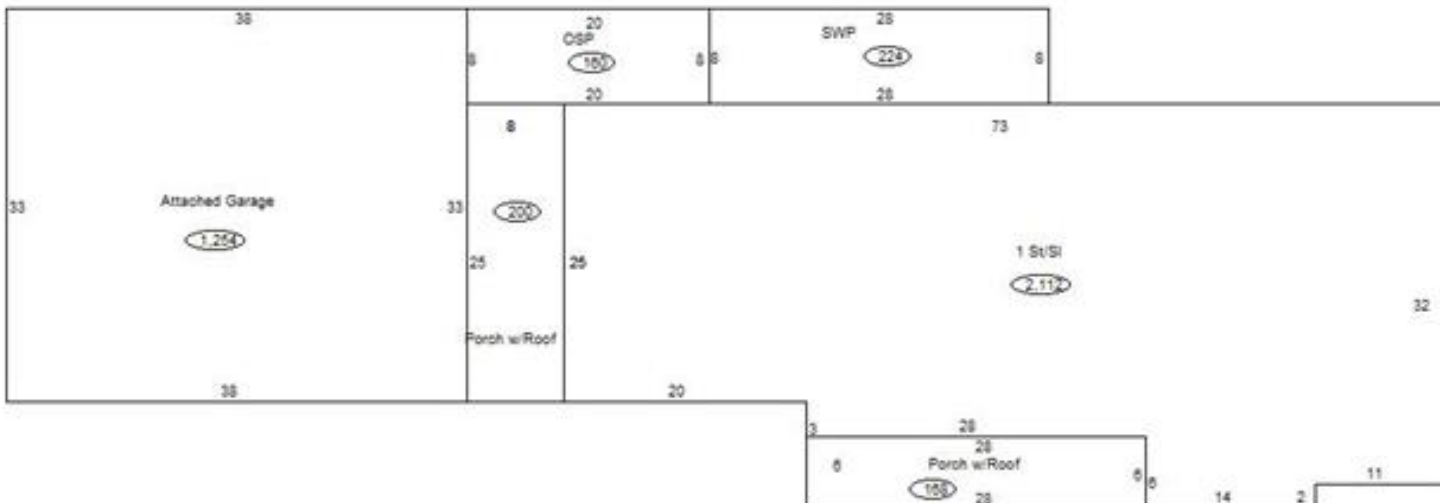
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Sketch Image

660006213



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,112	1.000	2,112
2	M	PRCH		13	SLBC	200	1.000	200
3	G	1		13	Attached Garage	1,254	1.000	1,254
4	M	PATO		13	Open Slab	160	1.000	160
5	M	EPSW		13	EPSW	224	1.000	224
6	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						2,112		2,112