



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660006214 Parcel ID 000000-00-0-10470-003-0004 Cadastral ID 07-21-16-05490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 284029 HANSON, MARLOWE E & DEBORAH D-TRUSTEES FAIR EXCHANGE TRUST 316 RIDGEVIEW DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 00316 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31181314 -95.63820018 LOT 4 BLOCK 3 WESTWOOD ESTATES I					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.6018	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	26,214.00 x 3.62 = 94,807	
Factor Value		
Adjustments	1.0000	
Lot Value	94,807	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,310 / 2,808
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,310
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 43

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,190	104.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	258,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.35	Total Misc Impr	+	10,093			
Roofing Adj	+ 2.39	Garage Cost	+	18,988			
Subfloor Adj	+ -1.13	Total RCN	=	341,331			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	167,252			
Plumbing Adj	+ 6.95	Lump Sums	+	2,896			
Basement Adj	+ 0.00	RCNLD	=	176,975			
Adj Base Cost	= 111.20	Lot Value	+	94,807			
Total Area	x 2,808	Indicated Value	=	271,782			
Adjusted Cost	= 312,250	Value Per SqFt		96.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,975		
Lot Value	94,807		
Indicated Value	271,782	96.79	Per SqFt
Agland Value			
Site Improvements	7,696		
Total Value	279,478	99.53	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	14977	14x6		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	14979	14x6		84	26.66		2,239
WODO	WOOD DECK - OPEN	14980	204		204	21.84	35%	2,896



Rogers

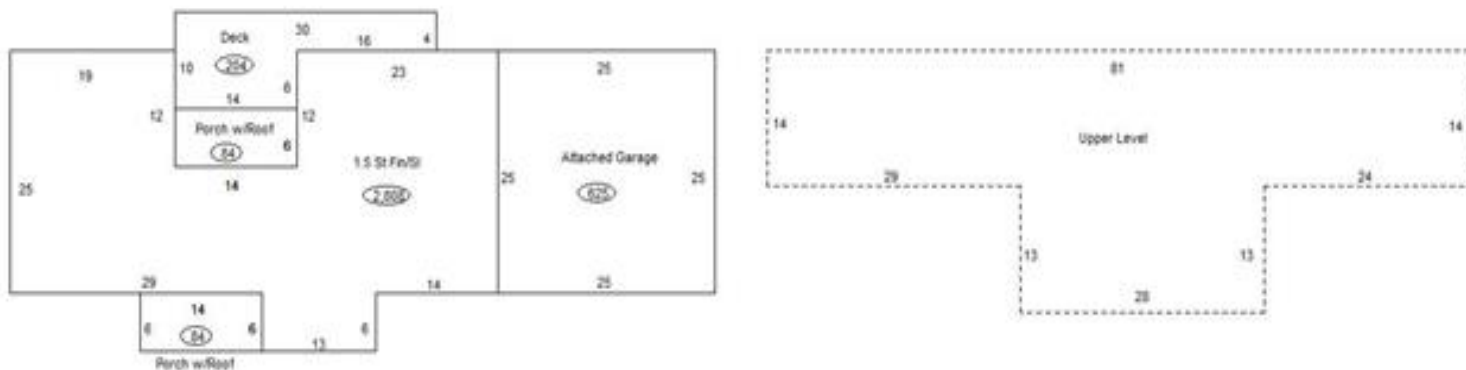
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,310	2.144	2,808
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	84	1.000	84
4	U	^UL	Overhang	13	Upper Level	1,498	1.000	1,498
5	M	PRCH		13	SLBC	84	1.000	84
6	M	WODO		13	WODO	204	1.000	204
Total Building Area						1,310		2,808



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR				140	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)		655		655	459	196
	SV	SWIM VINYL				1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500
	STF	STG FAIR					
	Qual		Cond	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						