



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006219 <b>Parcel ID</b> 000000-00-0-10470-003-0009 <b>Cadastral ID</b> 07-21-16-05540 <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> 59154 JAMES, DONALD M & BETTY M CO TRUSTEES  307 RIDGEVIEW DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00307 RIDGEVIEW DR <b>Subdivision</b> WESTWOOD ESTATES I <b>Lot/Block</b> 0009 / 0003 Parcel Size 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> Lot/Long: 36.31216827 -95.63906866																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10500 <b>Non-Ag Acres</b> 0.5976 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 26,030.00 x 3.63 = 94,457 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 94,457		
<b>Residential Data</b>		

<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,831 / 1,831
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,831
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	624 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG\_0059. 5/9/2023

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	109.50	<b>Total Misc Impr</b>	+ 34,596
<b>Roofing Adj</b>	+ 4.79	<b>Garage Cost</b>	+ 18,963
<b>Subfloor Adj</b>	+ -2.29	<b>Total RCN</b>	= 301,312
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	- 135,590
<b>Plumbing Adj</b>	+ 10.67	<b>Lump Sums</b>	+ 4,646
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 170,368
<b>Adj Base Cost</b>	= 135.31	<b>Lot Value</b>	+ 94,457
<b>Total Area</b>	x 1,831	<b>Indicated Value</b>	= 264,825
<b>Adjusted Cost</b>	= 247,753	<b>Value Per SqFt</b>	144.63

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	213,567	116.64	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	234,240 Per SqFt

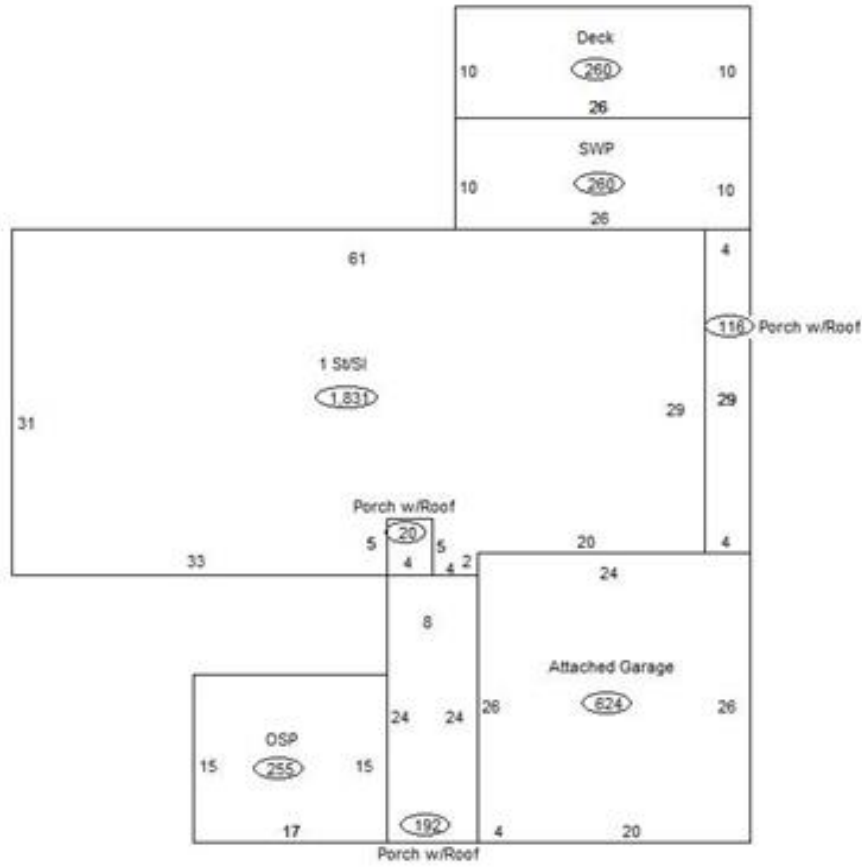
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	170,368		
<b>Lot Value</b>	94,457		
<b>Indicated Value</b>	264,825	144.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	264,825	144.63	Total Value Per SqFt

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
EPSW	ENCLOSED PORCH - SOLID WALL	15003	260		260	68.66		17,852
PRCH	SLAB PORCH - COVERED	15004	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	15005	17x15		255	9.63		2,456
PRCH	SLAB PORCH - COVERED	15006	24x8		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	15007	29x4		116	26.56		3,081
WODO	WOOD DECK - OPEN	15008	26x10		260	19.01	6%	4,646



Sketch Image

660006219



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,831	1.000	1,831
2	G	1		13	Attached Garage	624	1.000	624
3	M	EPSW		13	EPSW	260	1.000	260
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PATO		13	Open Slab	255	1.000	255
6	M	PRCH		13	SLBC	192	1.000	192
7	M	PRCH		13	SLBC	116	1.000	116
8	M	WODO		13	WODO	260	1.000	260
<b>Total Building Area</b>						<b>1,831</b>		<b>1,831</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				