



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 660006220 Parcel ID 000000-00-0-10470-003-0010 Cadastral ID 07-21-16-05550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341830 BLAKE, RAYMOND EUGENE 311 RIDGEVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 00311 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">05/09/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0060. 5/9/2023</p>														
Legal Description Lat/Long: 36.31181528 -95.63903787																			
LOT 10 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	SCHROEDER, ALAN J	06/20/2023	368,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value 119,808	119,808	11%	13,179	Assessed	40,904	3,780.76										
Year Frozen	0		Improvements 252,041	252,041		27,725	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 371,849	371,849		40,904	Total Taxable	40,904	3,781.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006220	BLAKE, RAYMOND EUGENE			17	367,549	0	40,431	3,737.00										
2024	2024-660006220	BLAKE, RAYMOND EUGENE			17	368,838	0	40,573	3,750.00										
2023	2023-660006220	BLAKE, RAYMOND EUGENE			17	252,677	1000	24,166	2,214.00										
2022	2022-660006220	SCHROEDER, ALAN J			17	222,110	1000	23,432	2,169.00										
2021	2021-660006220	SCHROEDER, ALAN J			17	236,190	1000	23,800	2,102.00										
2020	2020-660006220	SCHROEDER, ALAN J			17	234,725	1000	23,077	2,113.00										
2019	2019-660006220	SCHROEDER, ALAN J			17	222,310	1000	22,376	2,072.00										
2018	2018-660006220	SCHROEDER, ALAN J			17	229,520	1000	21,695	2,005.00										
2017	2017-660006220	SCHROEDER, ALAN J			17	227,222	1000	21,034	1,932.00										
2016	2016-660006220	SCHROEDER, ALAN J			17	221,310	1000	20,393	1,914.00										
2015	2015-660006220	SCHROEDER, ALAN J			17	214,561	1000	19,770	1,783.00										
2014	2014-660006220	SCHROEDER, ALAN J			17	218,821	1000	19,165	1,777.00										
2013	2013-660006220	SCHROEDER, ALAN J			17	209,403	1000	18,577	1,700.00										



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.6143	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	26,761.00 x 3.58 = 95,846	
Factor Value		
Adjustments	1.2500	
Lot Value	119,808	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,769 / 2,769
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,769
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

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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	330,768	119.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	282,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.04	Total Misc Impr	+	41,482			
Roofing Adj	+ 5.08	Garage Cost	+	22,844			
Subfloor Adj	+ -3.24	Total RCN	=	422,690			
Heat/Cool Adj	+ 14.47	Depreciation (45%)	-	190,211			
Plumbing Adj	+ 8.07	Lump Sums	+	3,062			
Basement Adj	+ 0.00	RCNLD	=	235,541			
Adj Base Cost	= 129.42	Lot Value	+	119,808			
Total Area	x 2,769	Indicated Value	=	355,349			
Adjusted Cost	= 358,364	Value Per SqFt		128.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,541		
Lot Value	119,808		
Indicated Value	355,349	128.33	Per SqFt
Agland Value			
Site Improvements	16,500		
Total Value	371,849	134.29	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
WODO	WOOD DECK - OPEN	15011	32x10		320	19.14	50%	3,062
PRCH	SLAB PORCH - COVERED	15012	1344		1,344	26.08		35,052



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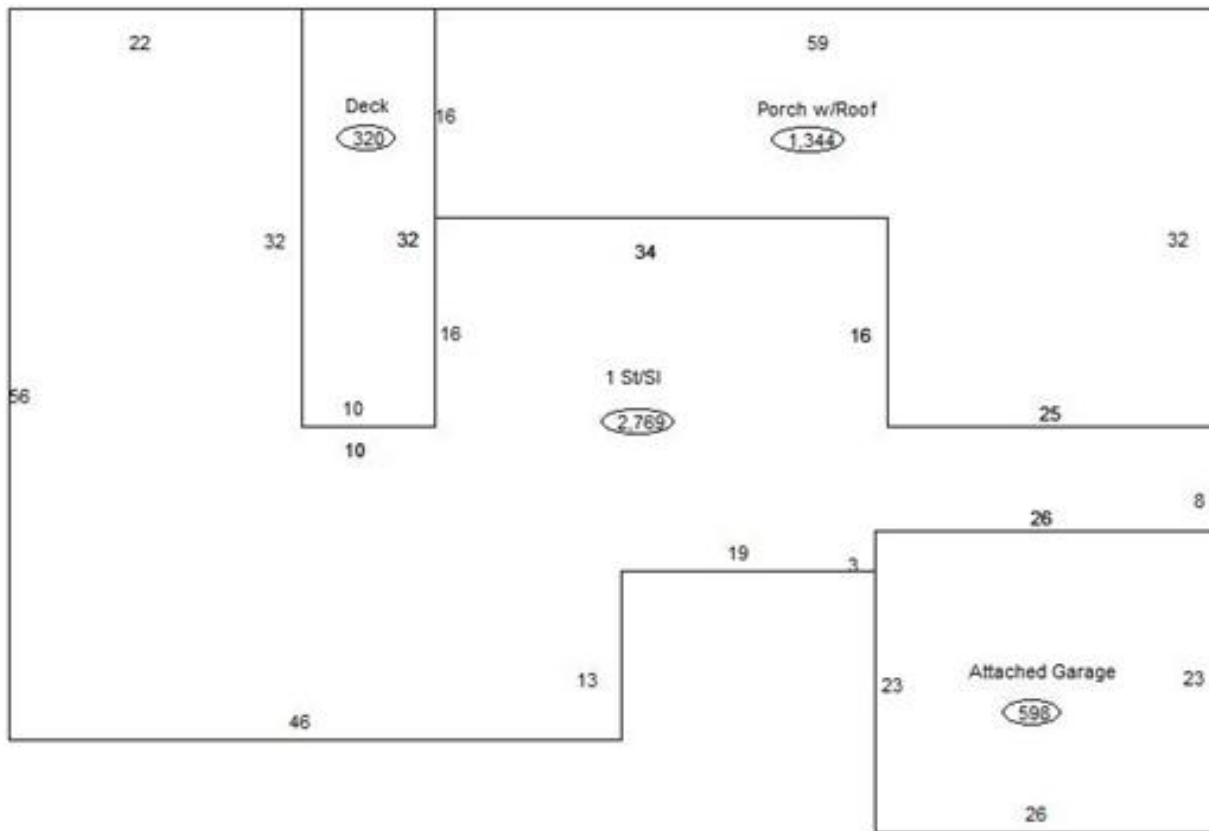
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,769	1.000	2,769
2	G	1		13	Attached Garage	598	1.000	598
3	M	WODO		13	WODO	320	1.000	320
4	M	PRCH		13	SLBC	1,344	1.000	1,344
Total Building Area						2,769		2,769



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	13,500	16,500