



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:09:00
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Assessment Data					Primary Image																																																																																																																				
Account 660006223 Parcel ID 000000-00-0-10470-004-0002 Cadastral ID 07-21-16-05580 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344733 NOTTINGHAM STATION LLC 25622 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00507 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31031728 -95.63917511										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0068. 5/9/2023																																																																																																															
Legal Description LOT 2 BLOCK 4 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 0.2845 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 12,392.00 x 4.15 = 51,427 Factor Value Adjustments 1.0000 Lot Value 51,427		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,764 / 1,764
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,764
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	472 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 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	195,508	110.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	214,280 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,871		
Lot Value	51,427		
Indicated Value	195,298	110.71	Per SqFt
Agland Value			
Site Improvements	1,363		
Total Value	196,661	111.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.15	Total Misc Impr	+ 20,868				
Roofing Adj	+ 4.82	Garage Cost	+ 15,241				
Subfloor Adj	+ -2.31	Total RCN	= 261,583				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 117,712				
Plumbing Adj	+ 6.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 143,871				
Adj Base Cost	= 127.82	Lot Value	+ 51,427				
Total Area	x 1,764	Indicated Value	= 195,298				
Adjusted Cost	= 225,474	Value Per SqFt	110.71				

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	15023		185	185	26.35	4,875
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	15024	26x14		364	28.51	10,378



Rogers

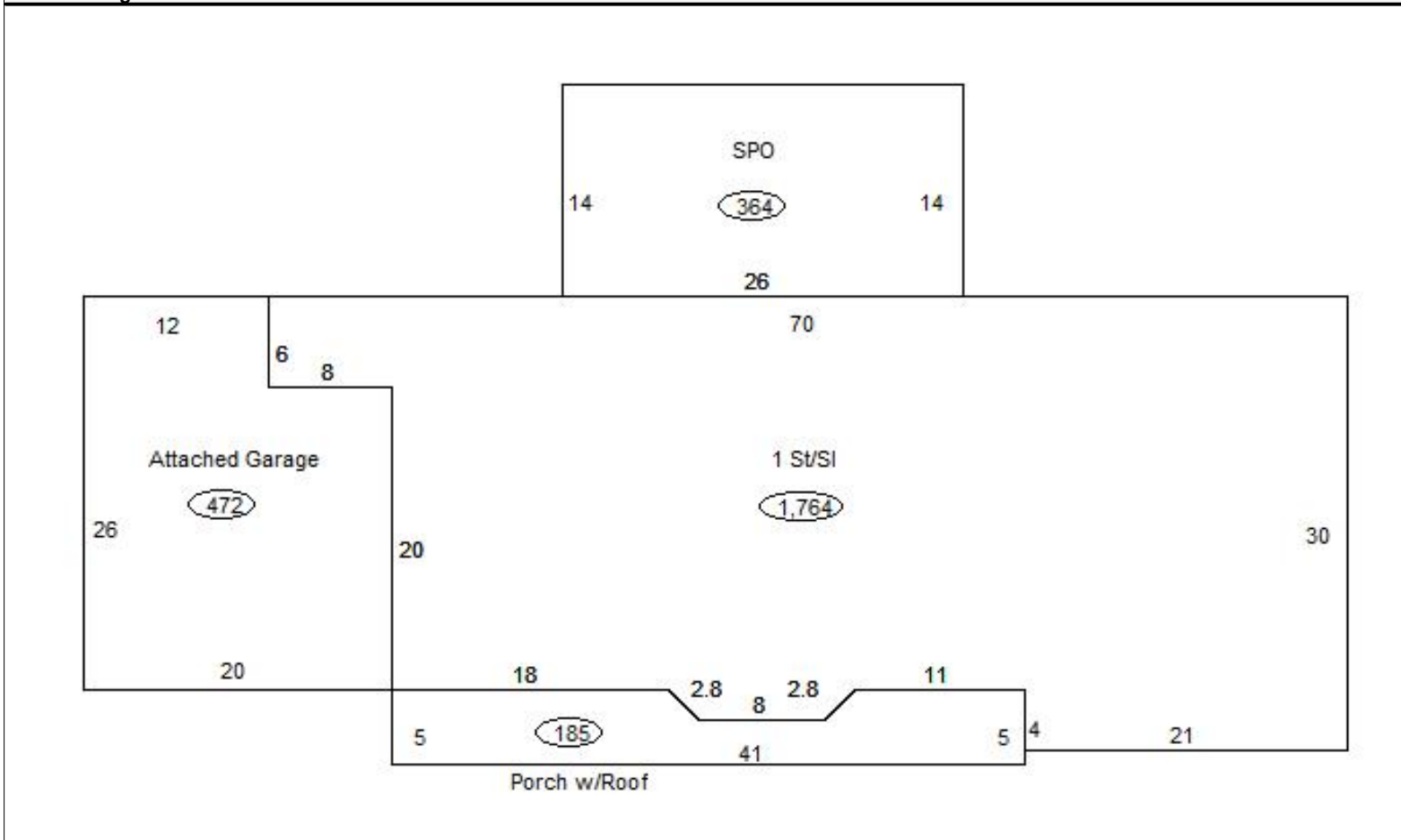
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Sketch Image

660006223



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,764	1.000	1,764
2	G	1		13	Attached Garage	472	1.000	472
3	M	PRCH		13	SLBC	185	1.000	185
4	M	EPKS		13	Screen Porch	364	1.000	364
Total Building Area						1,764		1,764



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			364
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (4.68 x 364)		1,704		1,704	341	1,363