



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 660006224 Parcel ID 000000-00-0-10470-004-0003 Cadastral ID 07-21-16-05590 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338652 BEEL, JUSTIN & KALLIE KIRK 411 RIDGEVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 00411 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0003 / 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 Lat/Long: 36.31054500 -95.63903905 LOT 3 BLOCK 4 WESTWOOD ESTATES I																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	11865		
Non-Ag Acres	0.3188		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,887.00 x 4.15 = 57,631		
Factor Value			
Adjustments	1.7000		
Lot Value	97,973		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,544 / 1,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,544
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	171,596	111.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	217,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.01	Total Misc Impr	+	6,766			
Roofing Adj	+ 4.38	Garage Cost	+	12,487			
Subfloor Adj	+ -1.15	Total RCN	=	209,891			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	98,649			
Plumbing Adj	+ 6.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,242			
Adj Base Cost	= 123.47	Lot Value	+	97,973			
Total Area	x 1,544	Indicated Value	=	209,215			
Adjusted Cost	= 190,638	Value Per SqFt		135.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,242		
Lot Value	97,973		
Indicated Value	209,215	135.50	Per SqFt
Agland Value			
Site Improvements	15,450		
Total Value	224,665	145.51	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15027	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	15028	12x10		120	10.68		1,282



Rogers

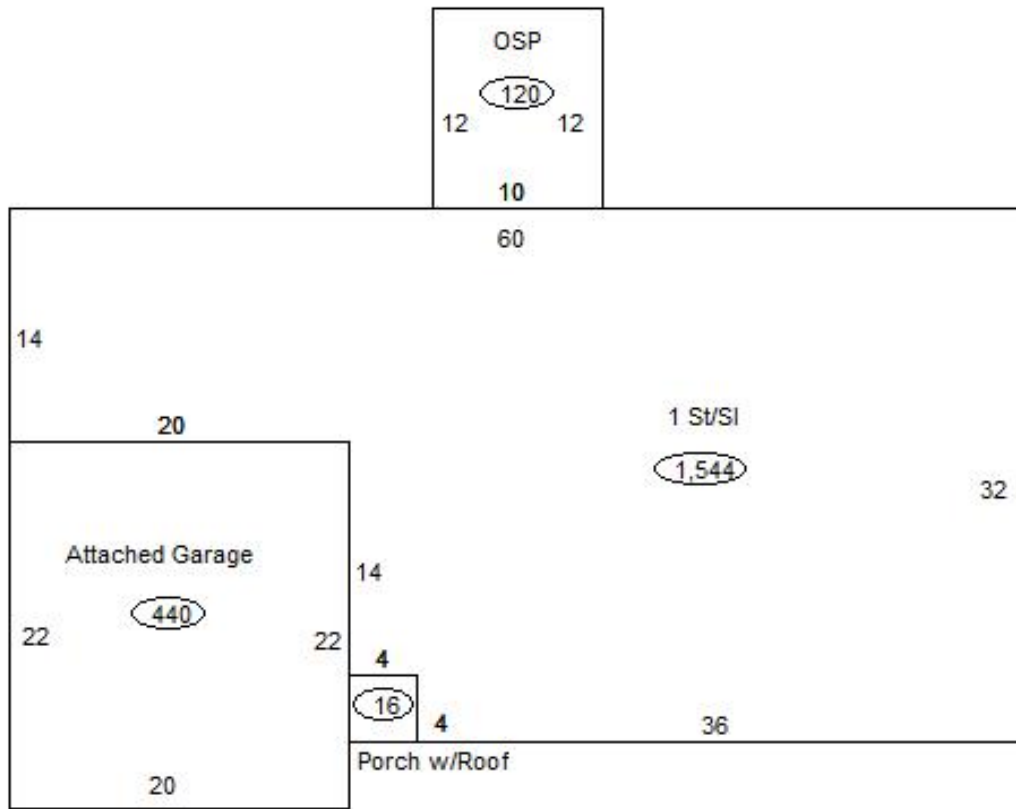
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,544	1.000	1,544
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,544		1,544



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950	2,950
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	12,500
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					