



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010441 Parcel ID 000000-00-0-00678-001-0001 Cadastral ID 10-21-15-01400 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 343675 BEAVER, CHRISTOPHER & BREE-ANNA 20925 RIVER BEND DR CLAREMORE OK 74019-0000 Parcel Location Situs 20925 RIVERBEND DR Subdivision RIVER BEND ESTS AMD Lot/Block 0001 / 0001 Parcel Size .78 - Lots Sec/Twn/Rng 10 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30815175 -95.69485899																																																																																																																									
Legal Description Lot/Long: 36.30815175 -95.69485899 LOT 1 BLOCK 1 RIVER BEND EST. AMD. LESS TR FOR ODOT DESC 2018-018106 AS BEG SW/C LOT 1 N00.2322W 60.66'; S82.4834E 201 77'; S00.2230E 35.09'; WLY ON CURVE LEFT CHORD BEARING S 89 5441W RADIUS 17,268.73'; ARC DIST 200' TO POB.					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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Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		<p style="text-align: right; color: orange;">07/26/2022 08:54</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0013. 7/27/2022</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.776	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	33,804.00 x 1.49 = 50,368	
Factor Value		
Adjustments	1.7425	
Lot Value	87,766	

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, Vinyl
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1984 / 20

Cost Approach		Manual : 01/2025	
Base Cost	105.71	Total Misc Impr	+ 17,073
Roofing Adj	+ 4.82	Garage Cost	+ 16,627
Subfloor Adj	+ -2.31	Total RCN	= 229,455
Heat/Cool Adj	+ 6.14	Depreciation (23%)	- 52,775
Plumbing Adj	+ 9.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,680
Adj Base Cost	= 124.21	Lot Value	+ 87,766
Total Area	x 1,576	Indicated Value	= 264,446
Adjusted Cost	= 195,755	Value Per SqFt	167.80

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,819	122.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	271,950		Per SqFt

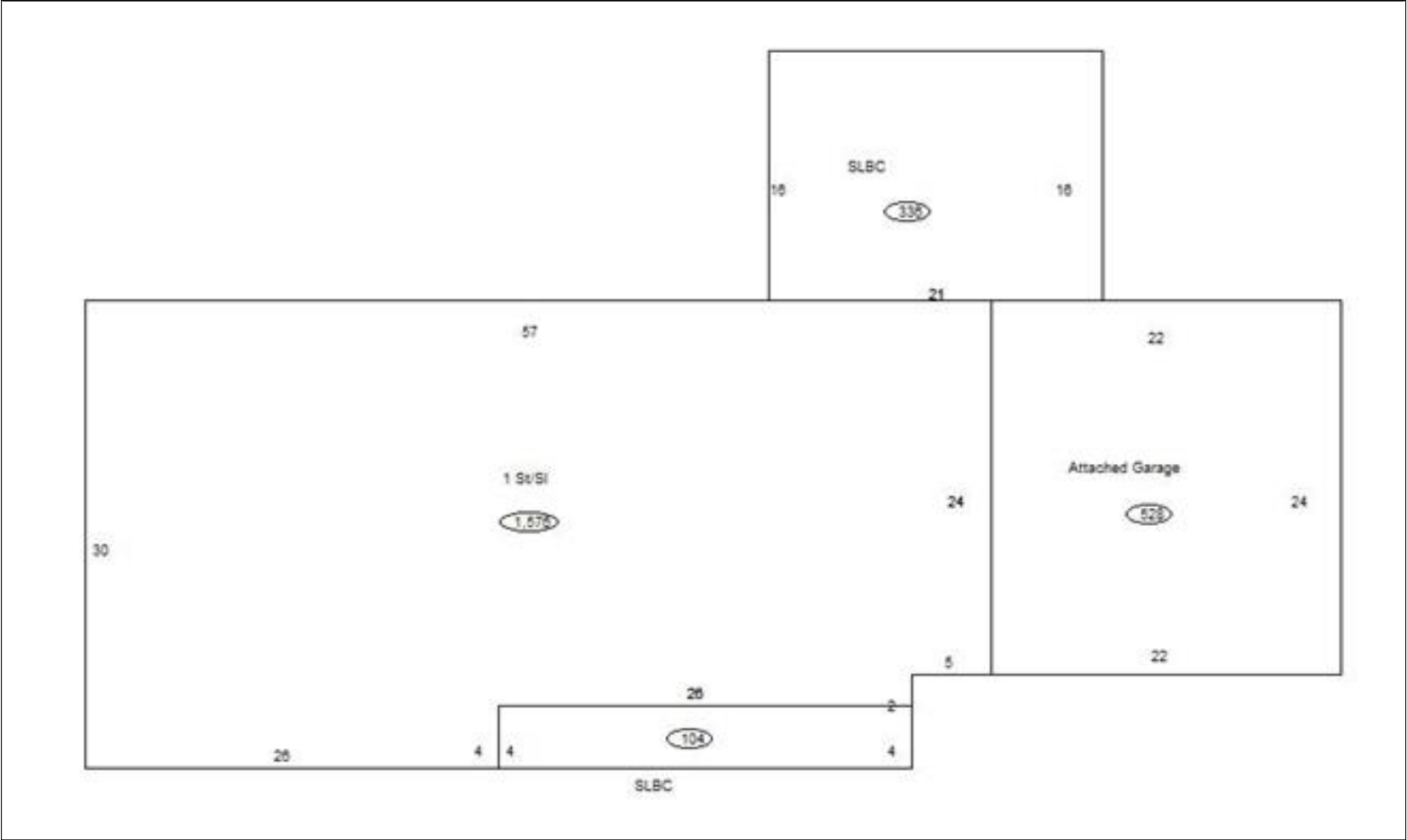
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,680		
Lot Value	87,766		
Indicated Value	264,446	167.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,446	167.80	Total Value Per SqFt

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	24313	26x4		104	26.60		2,766
PRCH	SLAB PORCH - COVERED	24314	21x16		336	25.87		8,692



Sketch Image

660010441



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,576	1.000	1,576
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PRCH		10	SLBC	336	1.000	336
Total Building Area						1,576		1,576