



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 660010446 Parcel ID 000000-00-0-00678-002-0003 Cadastral ID 10-21-15-01450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 112114 FOSTER, TIMOTHY J & DEBRA D 20882 RIVERBEND DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20882 RIVERBEND DR Subdivision RIVER BEND ESTS AMD Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30870321 -95.69630409 LOT 3 BLOCK 2 RIVER BEND EST. AMD.					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 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6056	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	69,938.00 x 1.12 = 78,004	
Factor Value		
Adjustments	1.0000	
Lot Value	78,004	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,906 / 1,906
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,906
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	770 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

Cost Approach				Manual : 01/2025			
Base Cost	103.62	Total Misc Impr	+ 16,305				
Roofing Adj	+ 4.75	Garage Cost	+ 22,938				
Subfloor Adj	+ -2.24	Total RCN	= 268,744				
Heat/Cool Adj	+ 6.14	Depreciation (36%)	- 96,748				
Plumbing Adj	+ 8.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,996				
Adj Base Cost	= 120.41	Lot Value	+ 78,004				
Total Area	x 1,906	Indicated Value	= 250,000				
Adjusted Cost	= 229,501	Value Per SqFt	131.16				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	242,775 127.37 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	289,810 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	171,996
Lot Value	78,004
Indicated Value	250,000 131.16 Per SqFt
Agland Value	
Site Improvements	
Total Value	250,000 131.16 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	24334		128	128	26.53		3,396
PRCH	SLAB PORCH - COVERED	24335		280	280	26.05		7,294



Rogers

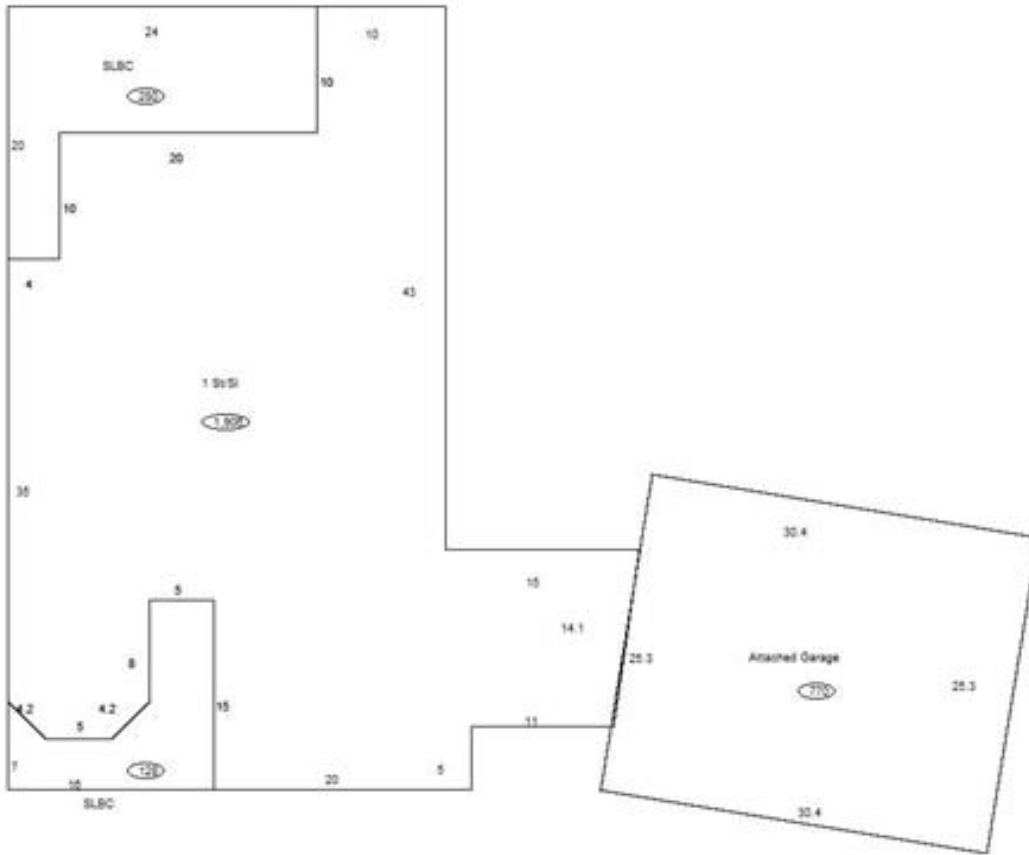
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Sketch Image

660010446



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	128	1.000	128
2	M	PRCH		10	SLBC	280	1.000	280
3	R	1	Slab	10	1 St/SI	1,906	1.000	1,906
4	G	1		10	Attached Garage	770	1.000	770
Total Building Area						1,906		1,906