



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:16:39  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010447 <b>Parcel ID</b> 000000-00-0-00678-002-0004 <b>Cadastral ID</b> 10-21-15-01460 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 300570 BOYDSTON, WILLIAM &  LOLITA 20846 RIVERBEND DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20846 RIVERBEND DR <b>Subdivision</b> RIVER BEND ESTS AMD <b>Lot/Block</b> 0004 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 15 / 5 <b>Neighborhood</b> 1019 - R-V04-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0004. 7/27/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30905032 -95.69617100 LOT 4 BLOCK 2 RIVER BEND EST. AMD.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3722	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,775.00 x 1.18 = 70,484	
Factor Value		
Adjustments	1.0000	
Lot Value	70,484	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,122 / 1,686
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,122
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0726\IMG\_0004. 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	168,804	100.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	250,200 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.68	Total Misc Impr	+	6,541			
Roofing Adj	+ 3.09	Garage Cost	+	11,700			
Subfloor Adj	+ -0.80	Total RCN	=	191,714			
Heat/Cool Adj	+ 5.57	Depreciation ( 42%)	-	80,520			
Plumbing Adj	+ 8.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,194			
Adj Base Cost	= 102.89	Lot Value	+	70,484			
Total Area	x 1,686	Indicated Value	=	181,678			
Adjusted Cost	= 173,473	Value Per SqFt		107.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,194		
Lot Value	70,484		
Indicated Value	181,678	107.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,678	107.76	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	24340	10x6		60	24.08		1,445



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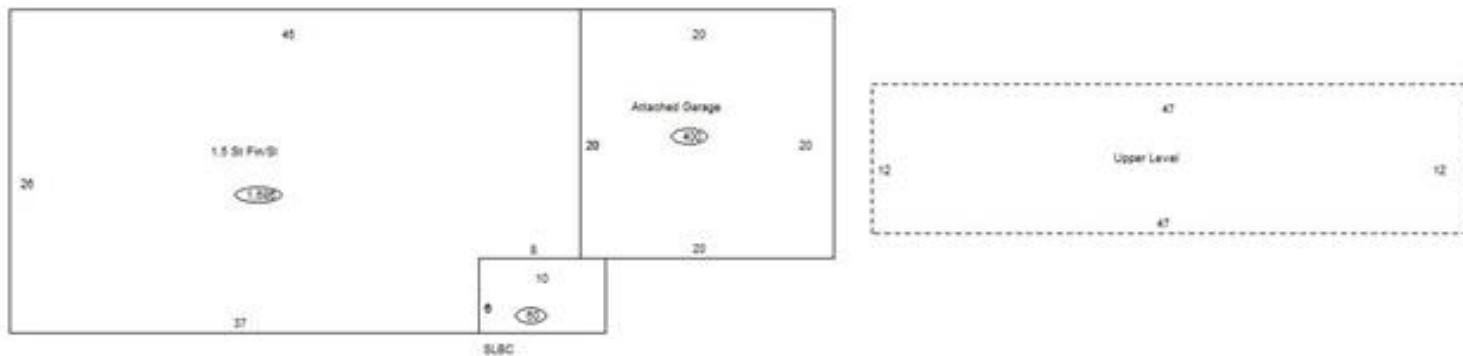
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### Sketch Image

660010447



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,122	1.503	1,686
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	60	1.000	60
4	U	^UL	Overhang	10	Upper Level	564	1.000	564
<b>Total Building Area</b>						<b>1,122</b>		<b>1,686</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 2	Year	Eff Age	2026
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 2	Year	Eff Age	2026
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
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