



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:41
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Assessment Data					Primary Image																																																																																																																				
Account 660010448 Parcel ID 000000-00-0-00678-002-0005 Cadastral ID 10-21-15-01470 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 348623 TRIPP, DENNIS & SHIRLEY FAMILY TRUST 20812 RIVER BEND DR CLAREMORE OK 74019-0000 Parcel Location Situs 20812 RIVERBEND DR Subdivision RIVER BEND ESTS AMD Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0005. 7/27/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30944352 -95.69601392 LOT 5 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	1.2876	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,089.00 x 1.21 = 67,756	
Factor Value		
Adjustments	1.0000	
Lot Value	67,756	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0005. 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	244,627	114.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.35	Total Misc Impr	+	17,112			
Roofing Adj	+ 4.20	Garage Cost	+	23,094			
Subfloor Adj	+ -1.09	Total RCN	=	296,715			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	115,719			
Plumbing Adj	+ 6.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	180,996			
Adj Base Cost	= 120.54	Lot Value	+	67,756			
Total Area	x 2,128	Indicated Value	=	248,752			
Adjusted Cost	= 256,509	Value Per SqFt		116.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,996		
Lot Value	67,756		
Indicated Value	248,752	116.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,752	116.89	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	24344	12x7		84	24.00		2,016
PATO	SLAB PORCH - OPEN	24345	41x30		1,230	8.13		10,000



Rogers

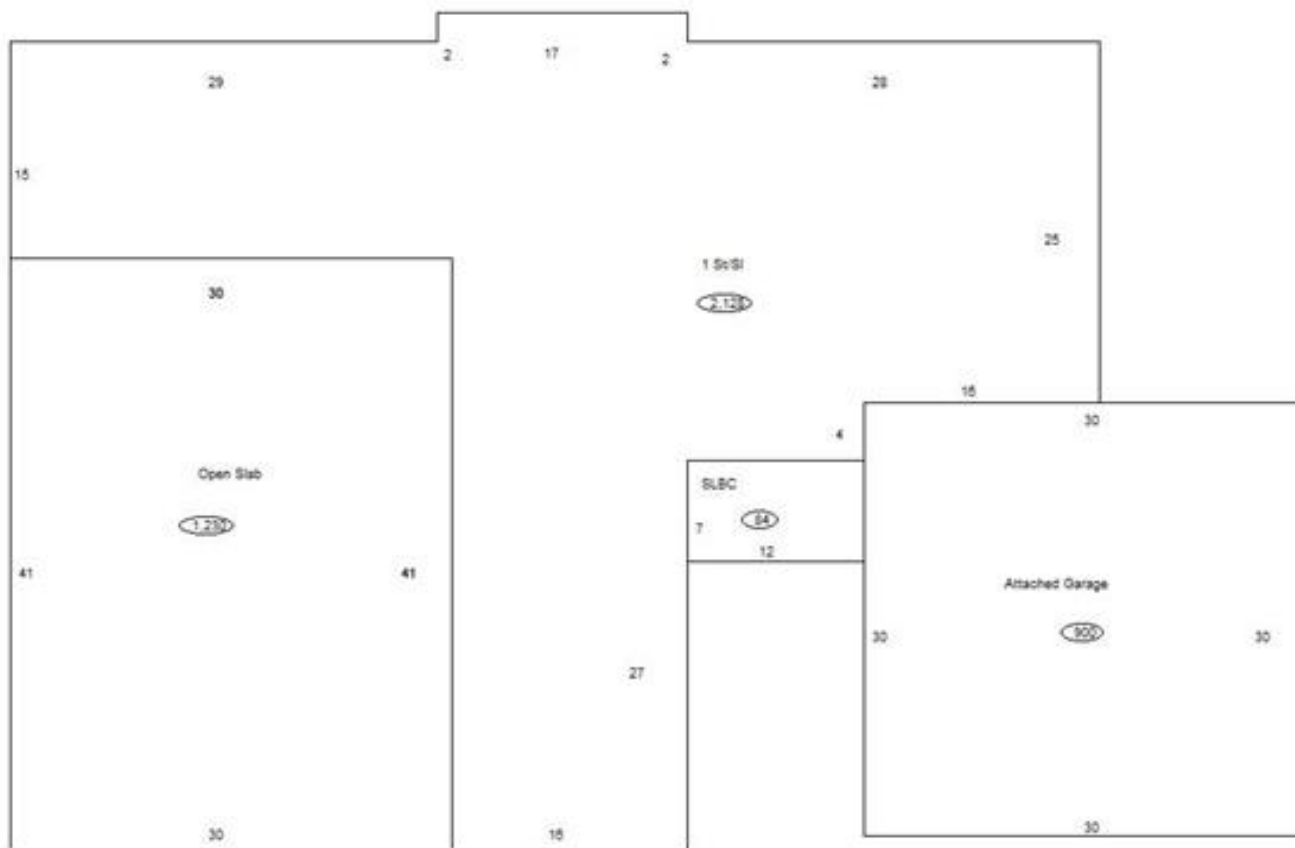
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Sketch Image

660010448



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,128	1.000	2,128
2	G	1		10	Attached Garage	900	1.000	900
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PATO		10	Open Slab	1,230	1.000	1,230
Total Building Area						2,128		2,128