



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:40:13
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010589 Parcel ID 000000-00-0-10335-002-0006 Cadastral ID 10-21-16-01370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 65314 RAGSDALE, EVELYN B & GEARL W RAGSDALE 1302 PARKLAND CLAREMORE OK 74017-0000 Parcel Location Situs 01302 PARKLAND AVE Subdivision PARKLAND I Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">06/21/2023 09:52</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (220)\IMG_0030.JPG 6/21/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32017320 -95.59266460 LOT 6 BLOCK 2 PARKLAND ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3052		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,295.00 x 5.00 =	66,475	
Factor Value			
Adjustments	1.0000		
Lot Value		66,475	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,727 / 1,727
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,727
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 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	
Adusted R	0.8445		
Indicated Value	167,462	96.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	227,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.88	Total Misc Impr	+	12,416			
Roofing Adj	+ 4.39	Garage Cost	+	12,507			
Subfloor Adj	+ -1.15	Total RCN	=	243,803			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	114,587			
Plumbing Adj	+ 8.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,216			
Adj Base Cost	= 126.74	Lot Value	+	66,475			
Total Area	x 1,727	Indicated Value	=	195,691			
Adjusted Cost	= 218,880	Value Per SqFt		113.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,216		
Lot Value	66,475		
Indicated Value	195,691	113.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,691	113.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24936	38x8		304	23.24		7,065
PRCH	SLAB PORCH - COVERED	24937	228		228	23.47		5,351



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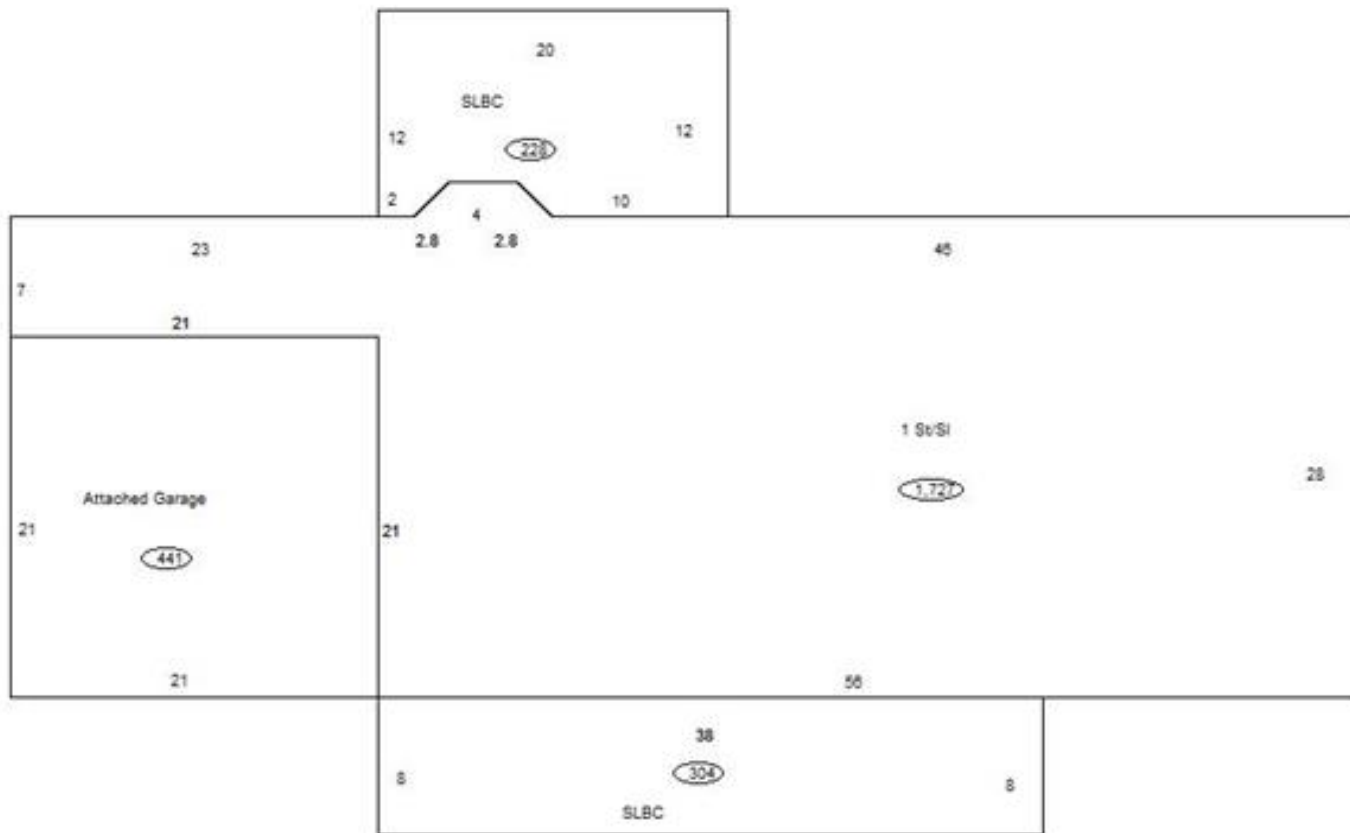
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Sketch Image

660010589



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,727	1.000	1,727
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	304	1.000	304
4	M	PRCH		10	SLBC	228	1.000	228
Total Building Area						1,727		1,727



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Outbuildings/Site Improvements

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