



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:16:24  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011897 <b>Parcel ID</b> 000000-00-0-10102-002-0004 <b>Cadastral ID</b> 11-21-15-03590 <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> 347216 THOMAS FAMILY LIVING REVOCABLE TRUST  20595 S RIDGEFIELD CIR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20595 S RIDGEFIELD CIR <b>Subdivision</b> CAMBRIDGE ESTATES <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1013 - R-V03-SE INOLA <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31265716 -95.66986456																																																																																																																									
<b>Legal Description</b> LOT 4 BLOCK 2 CAMBRIDGE ESTATES					<b>Building Permits</b> <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 1013 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	11000	
Non-Ag Acres	1.0262	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,699.00 x .49 = 22,065	
Factor Value		
Adjustments	1.0000	
Lot Value	22,065	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,757 / 1,757
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,757
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,120 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0720\IMG\_0073. 7/21/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	286,807	163.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	324,440 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.54	Total Misc Impr	+ 13,684				
Roofing Adj	+ 4.83	Garage Cost	+ 33,365				
Subfloor Adj	+ -2.31	Total RCN	= 272,859				
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 76,401				
Plumbing Adj	+ 8.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 196,458				
Adj Base Cost	= 128.52	Lot Value	+ 22,065				
Total Area	x 1,757	Indicated Value	= 218,523				
Adjusted Cost	= 225,810	Value Per SqFt	124.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,458		
Lot Value	22,065		
Indicated Value	218,523	124.37	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	233,523	132.91	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	28513	18x12		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	28514	15x6		90	26.65		2,399



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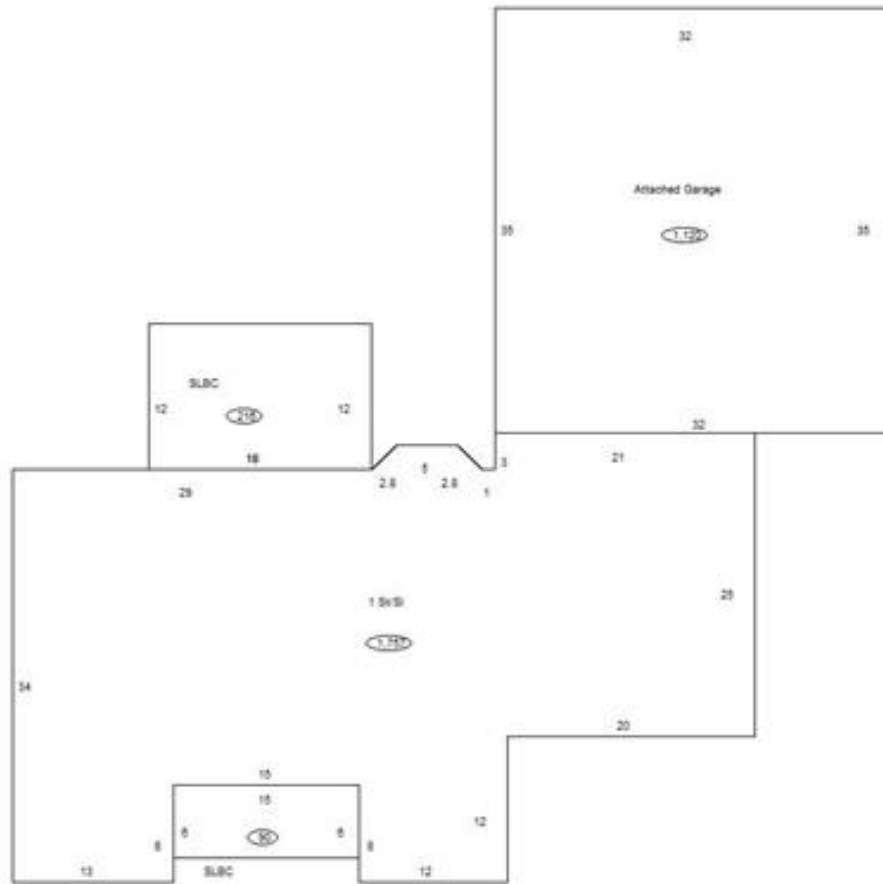
Date 04/16/2026

Time 22:16:24

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### Sketch Image

660011897



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,757	1.000	1,757
2	G	1		10	Attached Garage	1,120	1.000	1,120
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	90	1.000	90
<b>Total Building Area</b>						<b>1,757</b>		<b>1,757</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000	25,000	10,000	15,000
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
		<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 )				