



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:16:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011903 <b>Parcel ID</b> 000000-00-0-10102-003-0005 <b>Cadastral ID</b> 11-21-15-03650 <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> 336598 WALTER, JERROLD  20522 S RIDGEFIELD CIR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20522 S RIDGEFIELD CIR <b>Subdivision</b> CAMBRIDGE ESTATES <b>Lot/Block</b> 0005 / 0003 Parcel Size 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: 36.31352807 -95.67086490																																																																																																																									
<b>Legal Description</b> LOT 5 BLOCK 3 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>R 2017 09 7</td> <td>R18- DETACHED GARAGE 1500 SQ FT</td> <td>09/2017</td> <td>12/2017</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R 2017 09 7	R18- DETACHED GARAGE 1500 SQ FT	09/2017	12/2017	30,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1013 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 11000 <b>Non-Ag Acres</b> 1.5701 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 68,393.00 x .41 = 27,988 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,988		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,624 / 1,624
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,624
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	672 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1997 / 14

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0720\IMG\_0077. 7/22/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	273,869	168.64	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	301,020		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.61	<b>Total Misc Impr</b>	+	18,548			
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+	20,220			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	238,829			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 14%)</b>	-	33,436			
<b>Plumbing Adj</b>	+ 9.55	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	205,393			
<b>Adj Base Cost</b>	= 123.19	<b>Lot Value</b>	+	27,988			
<b>Total Area</b>	x 1,624	<b>Indicated Value</b>	=	233,381			
<b>Adjusted Cost</b>	= 200,061	<b>Value Per SqFt</b>		143.71			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	205,393		
<b>Lot Value</b>	27,988		
<b>Indicated Value</b>	233,381	143.71	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	49,538		
<b>Total Value</b>	282,919	174.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28544	24x12		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	28545	54x8		432	25.58		11,051



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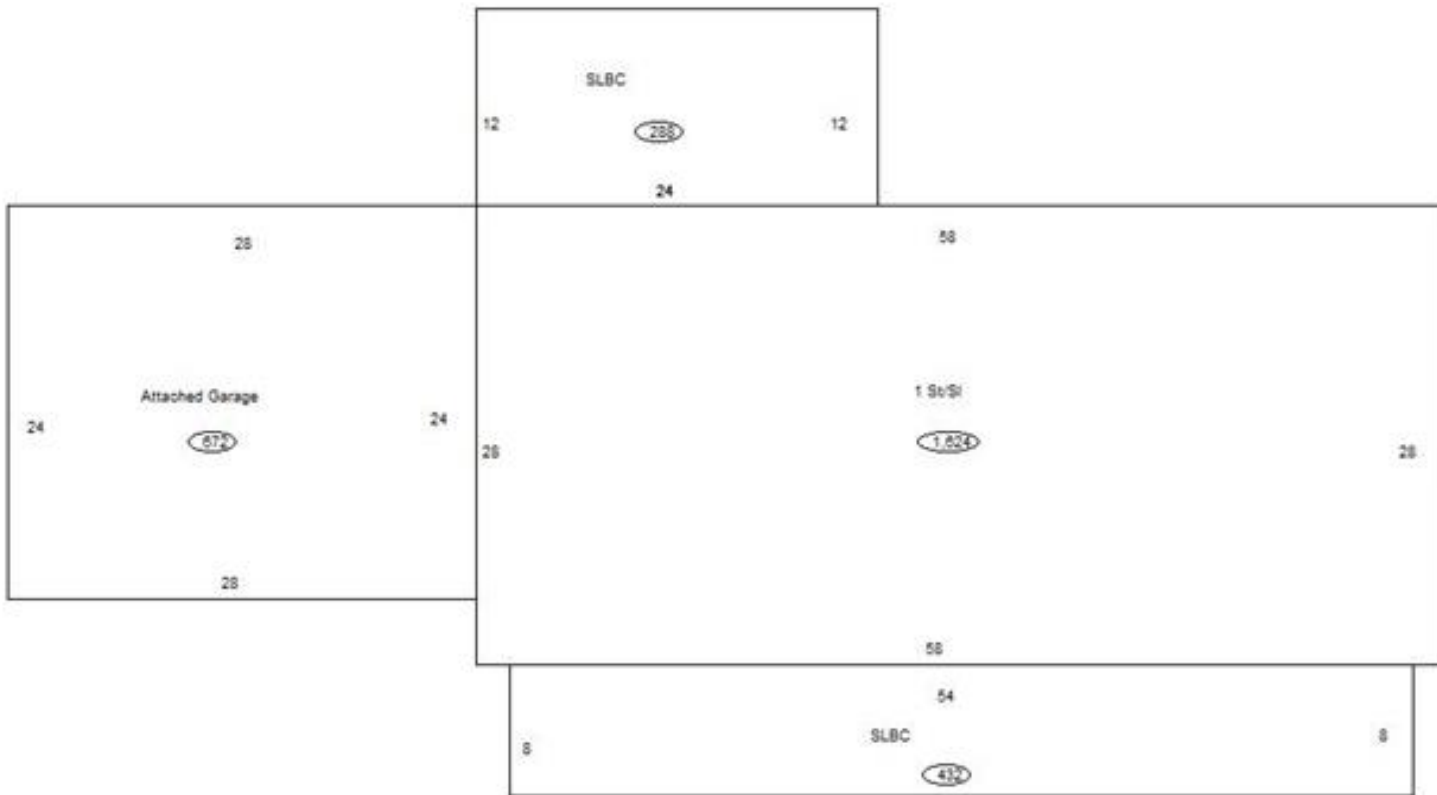
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### Sketch Image

660011903



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,624	1.000	1,624
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	288	1.000	288
4	M	PRCH		10	SLBC	432	1.000	432
<b>Total Building Area</b>						1,624		1,624



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	50x30x0			1,500
	Qual 4	Cond 3	Year 2017	Eff Age 7		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 1,500)	56,940	56,940	7,402	49,538