



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013295 <b>Parcel ID</b> 000000-00-0-00582-001-0005 <b>Cadastral ID</b> 13-21-16-00140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 96794 MAYS, RANDALL S &  JOY ELLEN 14745 SE RIDGEVIEW LANE CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 14745 E RIDGEVIEW LN <b>Subdivision</b> PECAN RIDGE <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 16 / 5 <b>Neighborhood</b> 1080 - R-V01,3-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29599587 -95.56033504 LOTS 4-6 BLOCK 1 PECAN RIDGE					<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>9705</td> <td>R7 FOR NEW DET/GARAGE</td> <td>10/2005</td> <td>12/2006</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9705	R7 FOR NEW DET/GARAGE	10/2005	12/2006	10,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1080 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	10200								
Non-Ag Acres	3.0713								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY								
Method	Square-Foot								
Base Lot Value	133,787.00 x .38 = 50,871				\\tsclient\C\Users\CB\Pictures\2019-10-08\IMG_0006.JPG 10/8/2019				
Factor Value					<b>GRM Approach</b>				
Adjustments	1.0000				GRM Code				
Lot Value	50,871				Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value					
Type	1 Single Family Residence				<b>Multiple Regression</b>				
Condition	3 - Average				MRA Code 1 Test				
Quality	3 - Average				Adusted R 0.8445				
Architecture					Indicated Value 226,834 115.38 Per SqFt				
Style	100% One Story				<b>Direct Comparables</b>				
Exterior Wall	100% Frame, Siding, Wood				Selection Model A Adam Test				
Base/Total Area	1,966 / 1,966				Adjustment Model 1 2022 Residential				
Style	100% One Story				Comparables 4				
HVAC	100% Warmed & Cooled Air				Indicated Value 264,500 Per SqFt				
Roof Cover	1 Composition Shingle				<b>Value Reconciliation</b>				
Area on Slab	1,966				Selected Approach Cost Approach				
Fixture/RghIn	11 /				Improvements 157,305				
Bed/F/H Bath	3 / 2.0 /				Lot Value 50,871				
Basement Area					Indicated Value 208,176 105.89 Per SqFt				
Garage Type	418 Attached Garage - Unfinished				Agland Value				
Remodel					Site Improvements 19,899				
Year/Eff Age	1978 / 36				Total Value 228,075 116.01 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	99.60	Total Misc Impr	+	16,007					
Roofing Adj	+ 4.72	Garage Cost	+	14,003					
Subfloor Adj	+ -2.21	Total RCN	=	271,120					
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	116,582					
Plumbing Adj	+ 7.89	Lump Sums	+	2,767					
Basement Adj	+ 0.00	RCNLD	=	157,305					
Adj Base Cost	= 122.64	Lot Value	+	50,871					
Total Area	x 1,966	Indicated Value	=	208,176					
Adjusted Cost	= 241,110	Value Per SqFt		105.89					
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615	
SHLT	STORM SHELTER	0		1	2016	0.00			
PRCH	SLAB PORCH - COVERED	32039	405		405	25.66		10,392	
WODO	WOOD DECK - OPEN	32040	278		278	18.10	45%	2,767	



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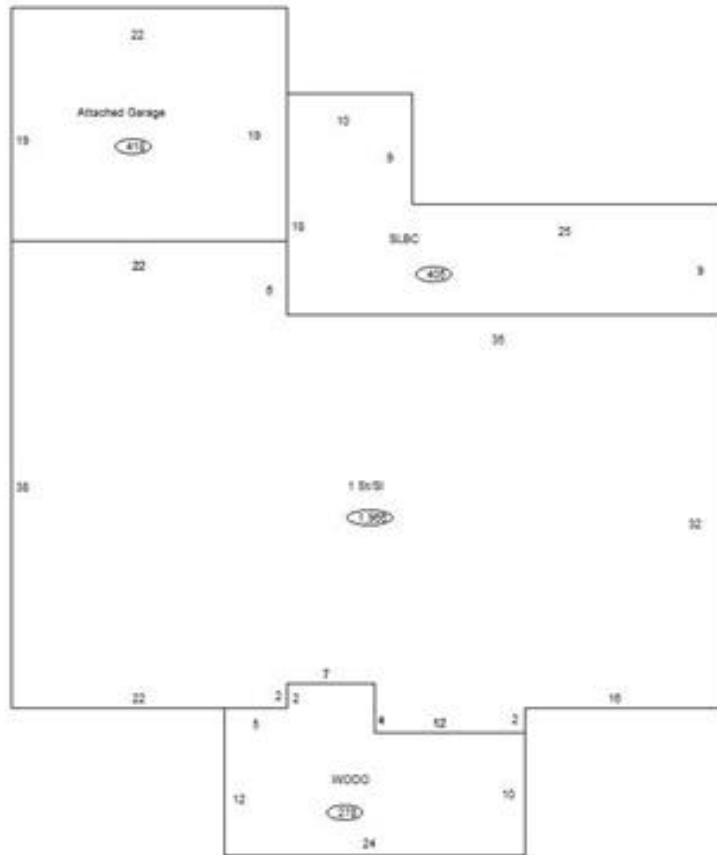
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### Sketch Image

660013295



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,966	1.000	1,966
2	G	1		10	Attached Garage	418	1.000	418
3	M	PRCH		10	SLBC	405	1.000	405
4	M	WODO		10	WODO	278	1.000	278
<b>Total Building Area</b>						1,966		1,966



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG Qual 3	STG GOOD Cond 3	8x10x0 Year 2021		Eff Age	80
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.36 x 80)		749		749		749
	LNT0 Qual 3	Lean To - Attached Cond 3	8x4x0 Year 2021		Eff Age 4	32
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.50 x 32)		304		304 76		228
	DTGF Qual 2	DETACHED GARAGE FAIR Cond 3	0x0x0 Year		Eff Age	768
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 768)		12,288		12,288 1,843		10,445
	SV Qual 3	SWIM VINYL Cond 3	0x0x0 Year		Eff Age	1
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000		25,000 20,000		5,000
	CPDT Qual 3	CARPORT - DETACHED Cond 3	18x22x0 Year		Eff Age 1520	396
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.33 x 396)		4,091		4,091 614		3,477
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<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 )						