



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:17:46
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Assessment Data					Primary Image																																																																																																																				
Account 660015301 Parcel ID 000000-00-0-10410-003-0002 Cadastral ID 16-21-16-06130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 59084 FERRARA, THOMAS & JEAN M 320 RIDGEVIEW CLAREMORE OK 74017-0000 Parcel Location Situs 00904 S CHICKASAW AVE Subdivision SPRING MILL SOUTH Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29932516 -95.61218666 LOT 2 BLOCK 3 SPRINGMILL SOUTH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2441	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,633.00 x 5.50 = 58,482	
Factor Value		
Adjustments	1.0000	
Lot Value	58,482	

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	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,201 / 1,201
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,201
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-14\IMG_003 8/14/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	142,625	118.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	132,680		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.89	Total Misc Impr	+	1,304	
Roofing Adj	+ 4.66	Garage Cost	+	12,487	
Subfloor Adj	+ -1.21	Total RCN	=	168,156	
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	70,626	
Plumbing Adj	+ 11.72	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	97,530	
Adj Base Cost	= 128.53	Lot Value	+	58,482	
Total Area	x 1,201	Indicated Value	=	156,012	
Adjusted Cost	= 154,365	Value Per SqFt		129.90	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,530		
Lot Value	58,482		
Indicated Value	156,012	129.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,012	129.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36768	3x3		9	24.24		218
PATO	SLAB PORCH - OPEN	36769	10x10		100	10.86		1,086

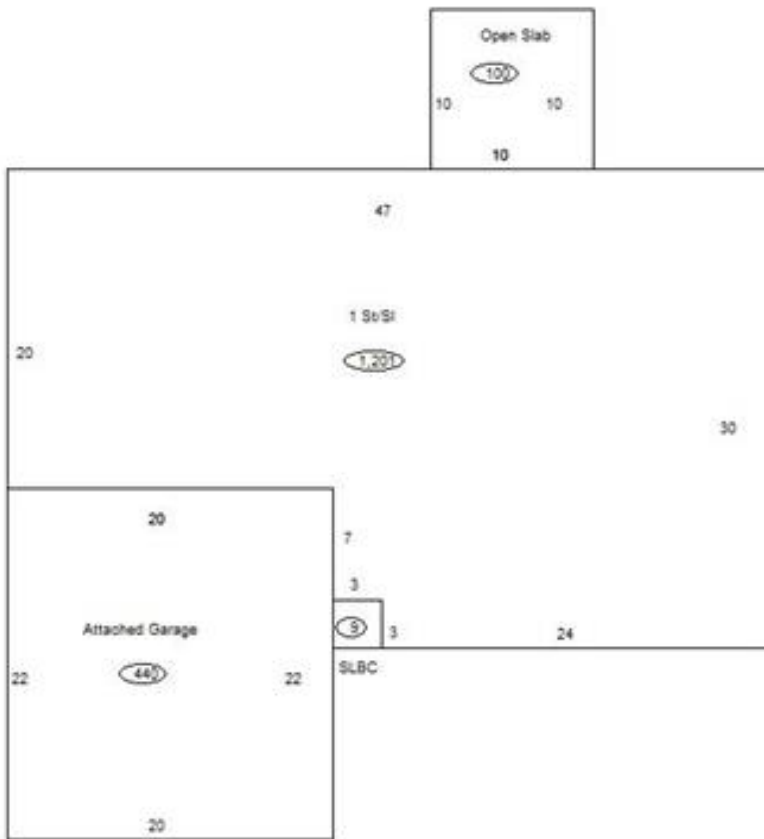


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Sketch Image

660015301



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,201	1.000	1,201
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	9	1.000	9
4	M	PATO		10	Open Slab	100	1.000	100
Total Building Area						1,201		1,201



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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 (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				