



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660016038				<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0038.JPG 9/11/2023</p>				
Parcel ID	000000-00-0-10035-008-0003								
Cadastral ID	17-21-16-00820								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	91254								
RIFFLE, RUSSELL D									
1307 W DANNY CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01307 W DANNY								
Subdivision	BERT HALL								
Lot/Block	0003 / 0008	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1177 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30444526 -95.62570549									
Building Permits									
LOT 3 BLOCK 8 BERT HALL									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	37,890	18,025	11%	1,983	Assessed	11,365	1,050.47
Year Frozen	0	Improvements	91,417	85,291		9,382	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	129,307	103,316		11,365	Total Taxable	10,365	958.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016038	RIFFLE, RUSSELL D	17	126,431	1000	10,034	927.00		
2024	2024-660016038	RIFFLE, RUSSELL D	17	111,512	1000	9,713	898.00		
2023	2023-660016038	RIFFLE, RUSSELL D	17	105,170	1000	9,401	861.00		
2022	2022-660016038	RIFFLE, RUSSELL D	17	91,797	1000	9,098	842.00		
2021	2021-660016038	RIFFLE, RUSSELL D	17	99,423	1000	9,780	864.00		
2020	2020-660016038	RIFFLE, RUSSELL D	17	100,249	1000	9,466	867.00		
2019	2019-660016038	RIFFLE, RUSSELL D	17	95,404	1000	9,161	848.00		
2018	2018-660016038	RIFFLE, RUSSELL D	17	98,482	1000	8,865	819.00		
2017	2017-660016038	RIFFLE, RUSSELL D	17	97,667	1000	8,578	788.00		
2016	2016-660016038	RIFFLE, RUSSELL D	17	99,615	1000	8,298	779.00		
2015	2015-660016038	RIFFLE, RUSSELL D	17	97,473	1000	8,027	724.00		
2014	2014-660016038	RIFFLE, RUSSELL D	17	100,402	1000	7,765	720.00		
2013	2013-660016038	RIFFLE, RUSSELL D	17	96,098	1000	7,510	687.00		



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3392	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,774.00 x 2.56 = 37,890	
Factor Value		
Adjustments	1.0000	
Lot Value	37,890	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,036	103.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	155,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.94	Total Misc Impr	+	8,066			
Roofing Adj	+ 3.87	Garage Cost	+	13,023			
Subfloor Adj	+ 0.00	Total RCN	=	172,485			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	81,068			
Plumbing Adj	+ 9.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,417			
Adj Base Cost	= 108.14	Lot Value	+	37,890			
Total Area	x 1,400	Indicated Value	=	129,307			
Adjusted Cost	= 151,396	Value Per SqFt		92.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,417		
Lot Value	37,890		
Indicated Value	129,307	92.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,307	92.36	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	38502	24x7		168	20.77		3,489



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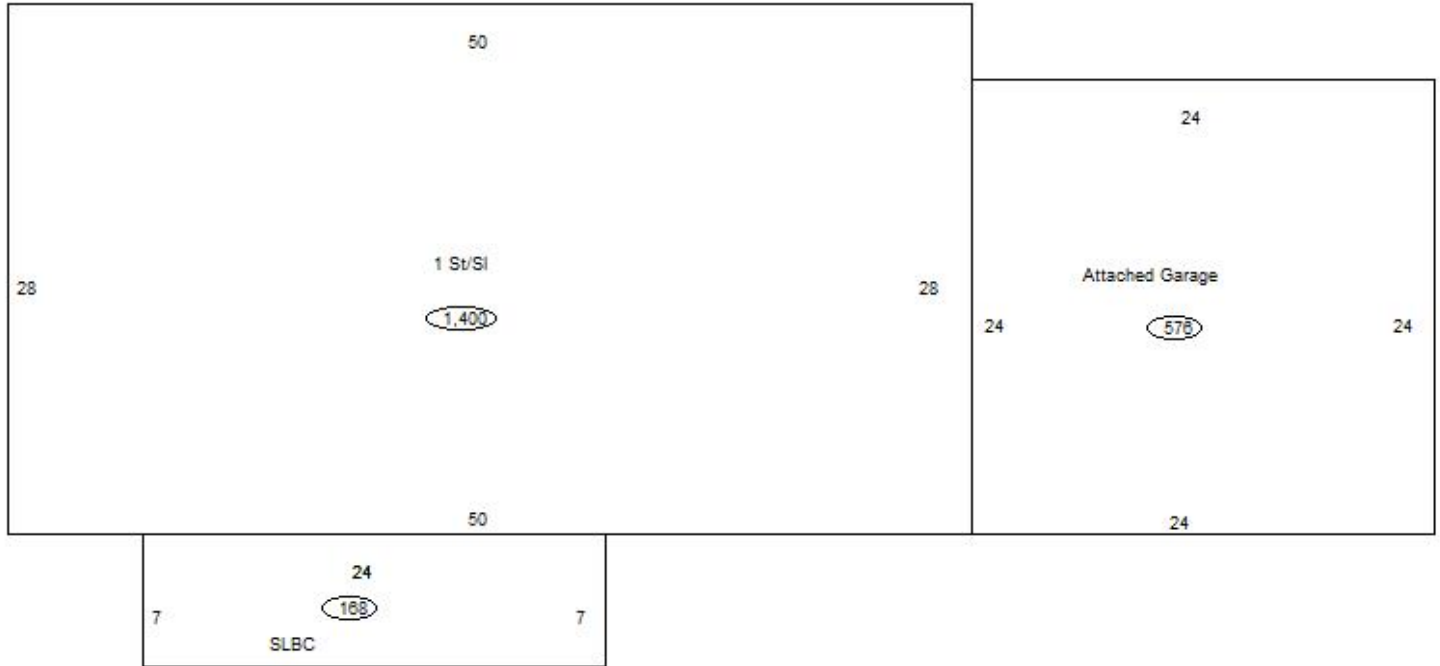
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,400	1.000	1,400
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,400		1,400



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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)						