



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:58
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Assessment Data					Primary Image																																																																																																																				
Account 660017580 Parcel ID 000000-00-0-00711-002-0013 Cadastral ID 19-21-16-04750 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 273681 RIDDLES, GEORGE J & DORCAS M TRUSTEES 10325 E ROSE GLEN BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 03011 E ROSE GLEN BLVD Subdivision ROSE GLEN AMENDED Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28746638 -95.64508086																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9943		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,310.00 x 1.40 = 60,483		
Factor Value			
Adjustments	1.0000		
Lot Value	60,483		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,944 / 2,664
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,944
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	330,792 124.17 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	300,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	261,487
Lot Value	60,483
Indicated Value	321,970 120.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	321,970 120.86 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.33	Total Misc Impr	+ 13,028
Roofing Adj	+ 3.95	Garage Cost	+ 25,514
Subfloor Adj	+ -2.51	Total RCN	= 368,292
Heat/Cool Adj	+ 14.47	Depreciation (29%)	- 106,805
Plumbing Adj	+ 9.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 261,487
Adj Base Cost	= 123.78	Lot Value	+ 60,483
Total Area	x 2,664	Indicated Value	= 321,970
Adjusted Cost	= 329,750	Value Per SqFt	120.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	42590	6x3		18	29.47		530
PRCH	SLAB PORCH - COVERED	42591	211		211	28.76		6,068



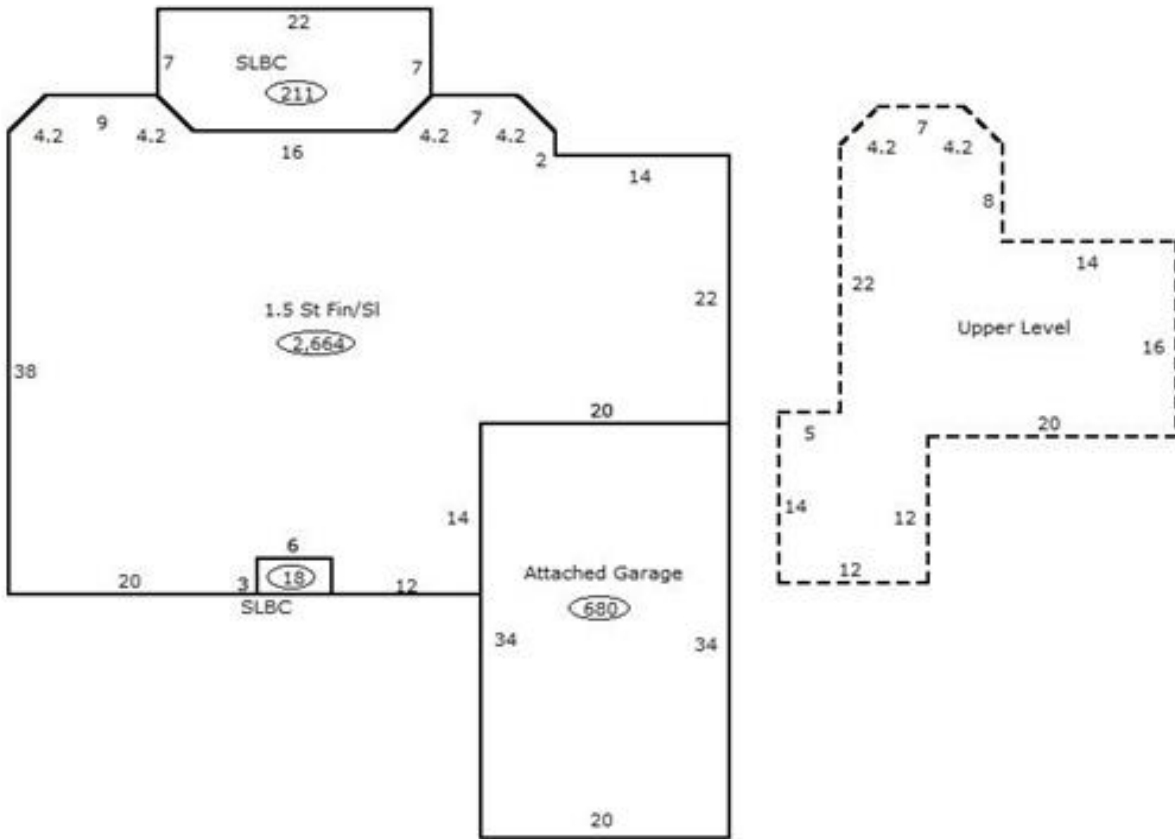
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Sketch Image

660017580



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,944	1.370	2,664
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	211	1.000	211
5	U	^UL	Overhang	13	Upper Level	720	1.000	720
Total Building Area						1,944		2,664