



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:46:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024810 <b>Parcel ID</b> 000000-00-0-00756-001-0005 <b>Cadastral ID</b> 29-21-16-04940 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 294688 LANE, JOE D & SABRINA P  23923 SOUTHRIDGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23923 S SOUTH RIDGE DR <b>Subdivision</b> SOUTH RIDGE ESTATES <b>Lot/Block</b> 0005 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 5 <b>Neighborhood</b> 1121 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26445765 -95.62503718 LOT 5 BLOCK 1 SOUTH RIDGE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1121 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3214	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	1/2 LOT	0
Method	Square-Foot	
Base Lot Value	57,561.00 x 1.76 = 101,121	
Factor Value		
Adjustments	1.0000	
Lot Value	101,121	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,944 / 1,944
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,944
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	216,188 111.21 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	226,740 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	159,291
Lot Value	101,121
Indicated Value	260,412 133.96 Per SqFt
Agland Value	
Site Improvements	
Total Value	260,412 133.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.15	Total Misc Impr	+ 12,074
Roofing Adj	+ 4.73	Garage Cost	+ 17,166
Subfloor Adj	+ -2.22	Total RCN	= 284,448
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 125,157
Plumbing Adj	+ 7.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,291
Adj Base Cost	= 131.28	Lot Value	+ 101,121
Total Area	x 1,944	Indicated Value	= 260,412
Adjusted Cost	= 255,208	Value Per SqFt	133.96

### Miscellaneous Improvements

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	2015	1	0.00	
PRCH	SLAB PORCH - COVERED	60823	28x6		168	26.40		4,435
PATO	SLAB PORCH - OPEN	60824	19x10		190	10.65		2,024



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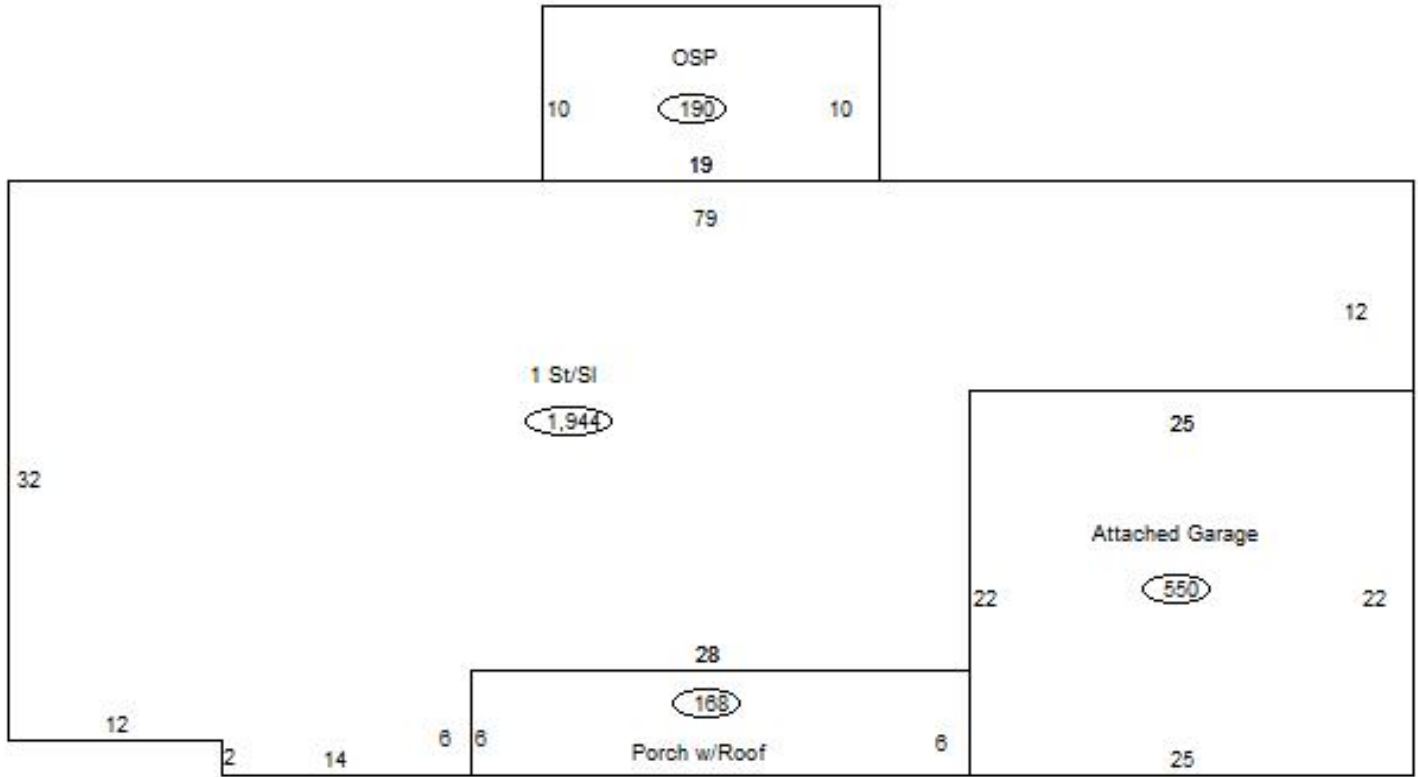
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### Sketch Image

660024810



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,944	1.000	1,944
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	190	1.000	190
<b>Total Building Area</b>						1,944		1,944



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
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