



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:01:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024823 Parcel ID 000000-00-0-00756-003-0011 Cadastral ID 29-21-16-05070 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 254849 LEWIS, CECIL RAY JR & LISA FERN & CAMERON RYAN LEWIS 23635 S SOUTH RIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23635 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26882747 -95.62511883																																																																																																																									
LOT 11 BLOCK 3 SOUTH RIDGE ESTATES					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1121 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1349	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	1/2 LOT	0
Method	Square-Foot	
Base Lot Value	49,436.00 x 1.88 = 92,996	
Factor Value		
Adjustments	1.0000	
Lot Value	92,996	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,562 / 1,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,562
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	176,094	112.74	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	5		
Indicated Value	223,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.28	Total Misc Impr	+ 28,674
Roofing Adj	+ 4.47	Garage Cost	+ 12,931
Subfloor Adj	+ -1.15	Total RCN	= 241,666
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 84,583
Plumbing Adj	+ 9.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,083
Adj Base Cost	= 128.08	Lot Value	+ 92,996
Total Area	x 1,562	Indicated Value	= 250,079
Adjusted Cost	= 200,061	Value Per SqFt	160.10

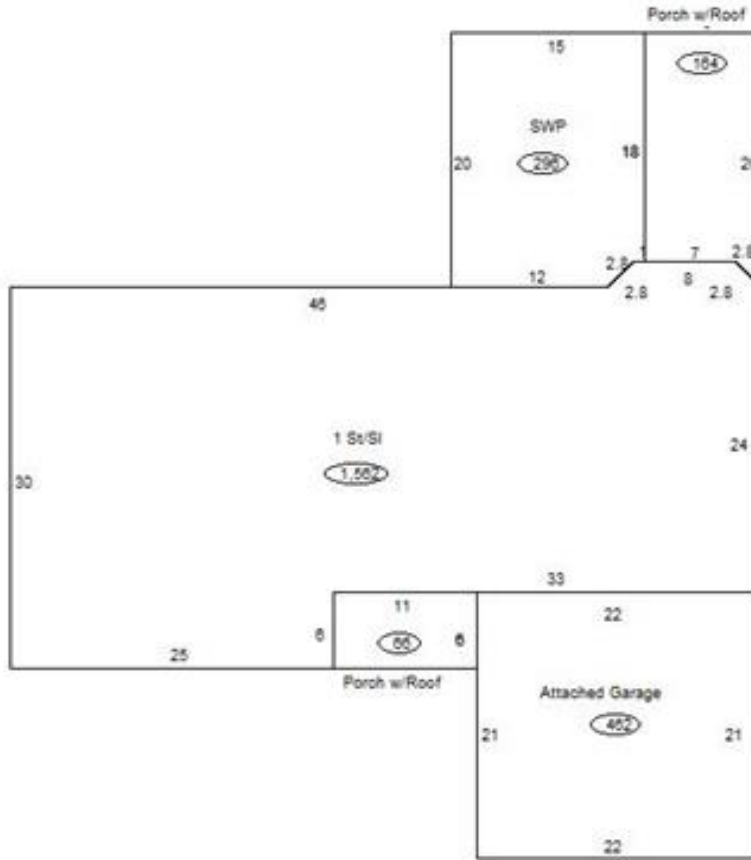
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,083		
Lot Value	92,996		
Indicated Value	250,079	160.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,079	160.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	60875	11x6		66	24.06		1,588
PRCH	SLAB PORCH - COVERED	114894	164		164	23.70		3,887
EPSW	ENCLOSED PORCH - SOLID WALL	124962	296		296	61.16		18,103



Sketch Image

660024823



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	462	1.000	462
2	M	PRCH		13	SLBC	66	1.000	66
3	R	1	Slab	13	1 St/SI	1,562	1.000	1,562
4	M	PRCH		13	SLBC	164	1.000	164
5	M	EPSW		13	EPSW	296	1.000	296
Total Building Area						1,562		1,562