



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024824 <b>Parcel ID</b> 000000-00-0-00756-003-0012 <b>Cadastral ID</b> 29-21-16-05080 <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> 105234 CHAFIN, DONALD R & DORIS A  & DONITA WHISNER CO TRUSTEES 23645 S SOUTHRIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23645 S SOUTH RIDGE DR <b>Subdivision</b> SOUTH RIDGE ESTATES <b>Lot/Block</b> 0012 / 0003 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: 36.26828855 -95.62510965																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0598	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 1/2 LOT 0	
Method	Square-Foot	
Base Lot Value	46,167.00 x 1.94 = 89,727	
Factor Value		
Adjustments	1.0000	
Lot Value	89,727	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,741 / 1,741
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,741
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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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	192,992	110.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	234,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.69	Total Misc Impr	+	12,780			
Roofing Adj	+ 4.39	Garage Cost	+	14,784			
Subfloor Adj	+ -1.15	Total RCN	=	251,265			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	110,557			
Plumbing Adj	+ 8.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,708			
Adj Base Cost	= 128.49	Lot Value	+	89,727			
Total Area	x 1,741	Indicated Value	=	230,435			
Adjusted Cost	= 223,701	Value Per SqFt		132.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,708		
Lot Value	89,727		
Indicated Value	230,435	132.36	Per SqFt
Agland Value			
Site Improvements	11,250		
Total Value	241,685	138.82	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	60880		104	104	23.94		2,490
PRCH	SLAB PORCH - COVERED	60881	17x13		221	23.50		5,194



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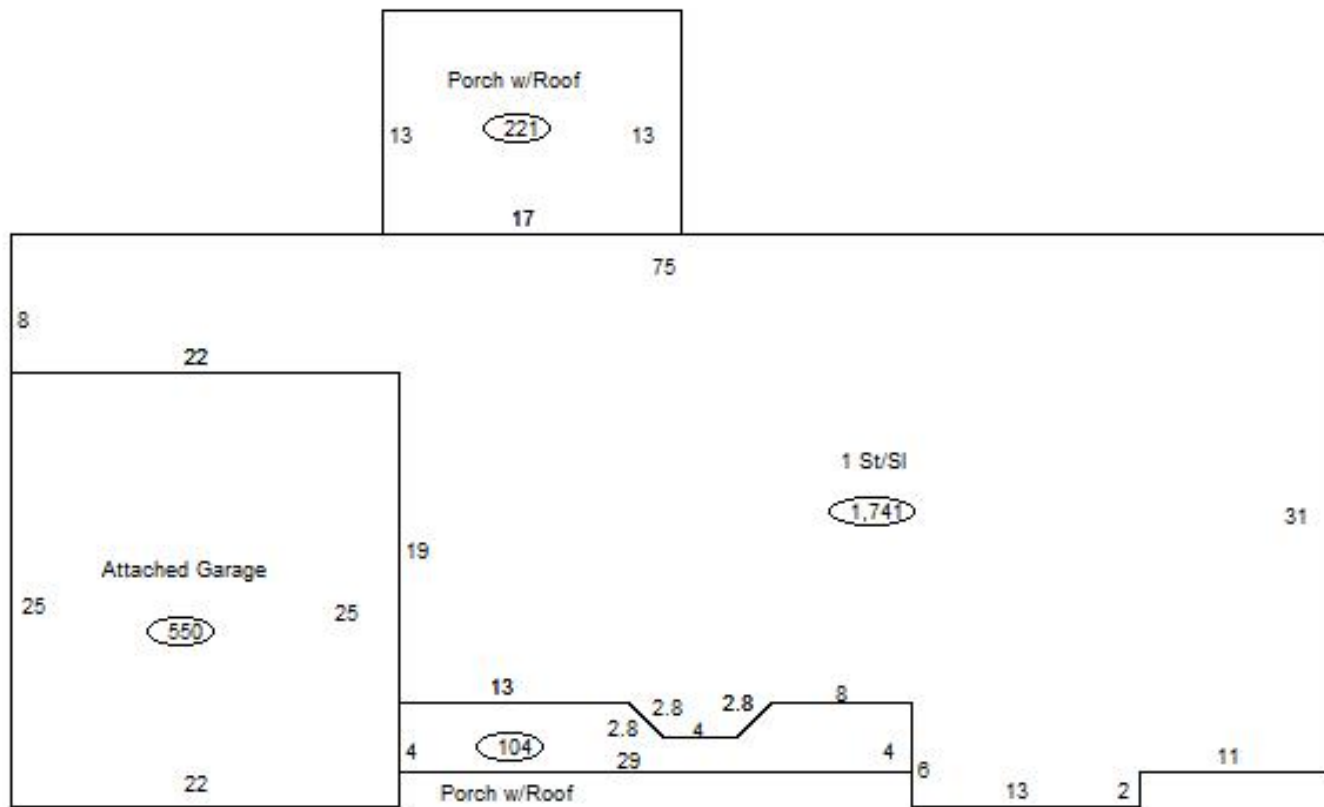
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### Sketch Image

660024824



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,741	1.000	1,741
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	221	1.000	221
<b>Total Building Area</b>						<b>1,741</b>		<b>1,741</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (55% Phys/ % Func)</b> 13,750	<b>RCNLD</b> 11,250
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>