



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 660024828 Parcel ID 000000-00-0-00756-003-0016 Cadastral ID 29-21-16-05120 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 268814 ROBINSON, DINNIS W & ARLETTA M REVOCABLE TRUST 23805 S SOUTHRIDGE DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 23808 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0016 / 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: 36.26614061 -95.62512897					Building Permits																																																	
LOT 16 BLOCK 3 SOUTH RIDGE ESTATES					<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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1118/743	REED, JOE J & SHARON K	06/19/1998	106,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1999</td> <td>Land Value 91,044</td> <td>41,920</td> <td>11%</td> <td>4,611</td> <td>Assessed</td> <td>24,351</td> <td>2,658.44</td> </tr> <tr> <td>Year Frozen</td> <td>2026</td> <td>Improvements 216,004</td> <td>179,462</td> <td></td> <td>19,740</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 307,048</td> <td>221,382</td> <td></td> <td>24,351</td> <td>Total Taxable</td> <td>23,351</td> <td>2,566.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	1999	Land Value 91,044	41,920	11%	4,611	Assessed	24,351	2,658.44	Year Frozen	2026	Improvements 216,004	179,462		19,740	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 307,048	221,382		24,351	Total Taxable	23,351	2,566.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024828	ROBINSON, DINNIS W &	21	289,623	1000	22,642	2,489.00																																															
2024	2024-660024828	ROBINSON, DINNIS W &	21	295,045	1000	21,954	2,265.00																																															
2023	2023-660024828	ROBINSON, DINNIS W &	21	202,597	1000	21,286	2,180.00																																															
2022	2022-660024828	ROBINSON, DINNIS W &	21	199,841	1000	20,983	2,168.00																																															
2021	2021-660024828	ROBINSON, DINNIS W &	21	195,249	1000	20,477	2,029.00																																															
2020	2020-660024828	ROBINSON, DINNIS W &	21	194,128	1000	20,009	2,048.00																																															
2019	2019-660024828	ROBINSON, DINNIS W &	21	185,427	1000	19,397	2,007.00																																															
2018	2018-660024828	ROBINSON, DINNIS W &	21	191,955	1000	18,940	1,955.00																																															
2017	2017-660024828	ROBINSON, DINNIS W &	21	190,495	1000	18,360	1,883.00																																															
2016	2016-660024828	ROBINSON, DINNIS W &	21	185,659	1000	17,796	1,862.00																																															
2015	2015-660024828	ROBINSON, DINNIS W &	21	159,646	1000	15,978	1,613.00																																															
2014	2014-660024828	ROBINSON, DINNIS W &	21	162,572	1000	15,484	1,606.00																																															
2013	2013-660024828	ROBINSON, DINNIS W &	21	154,024	1000	15,003	1,538.00																																															



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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0901 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 47,484.00 x 1.92 = 91,044 Factor Value Adjustments 1.0000 Lot Value 91,044		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture Style 100% One Story Exterior Wall 75% Veneer, Stone 25% Frame, Siding, Wood Base/Total Area 1,830 / 1,830 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,830 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 638 Attached Garage - Unfinished Remodel Year/Eff Age 1976 / 38		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	277,609 151.70 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	279,960 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.71	Total Misc Impr	+ 11,444
Roofing Adj	+ 4.79	Garage Cost	+ 19,338
Subfloor Adj	+ -2.29	Total RCN	= 278,436
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 125,296
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 153,140
Adj Base Cost	= 135.33	Lot Value	+ 91,044
Total Area	x 1,830	Indicated Value	= 244,184
Adjusted Cost	= 247,654	Value Per SqFt	133.43

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	153,140
Lot Value	91,044
Indicated Value	244,184 133.43 Per SqFt
Agland Value	
Site Improvements	62,864
Total Value	307,048 167.79 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60897	25x4		100	26.62		2,662
PATO	SLAB PORCH - OPEN	140927	26x14		364	8.70		3,167



Rogers

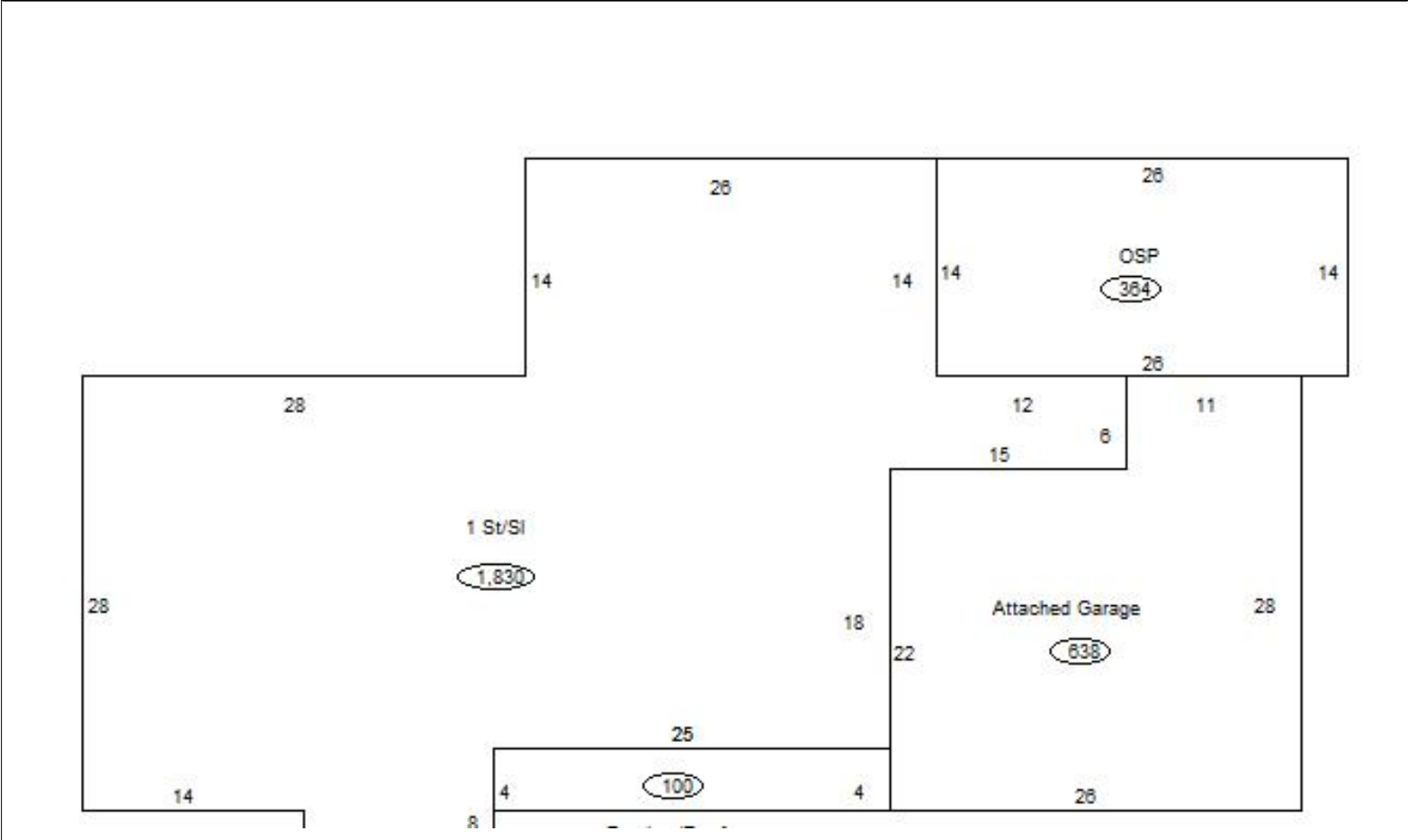
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,830	1.000	1,830
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	364	1.000	364
Total Building Area						1,830		1,830



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary Base Cost (32.34 x 1,500) 48,510		Modifier Total	RCN 48,510	Depr (5% Phys/ % Func) 2,426	RCNLD 46,084
	PRCH	SLAB PORCH - COVERED	30x55x0			1,650
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (18.49 x 1,650) 30,509		Modifier Total	RCN 30,509	Depr (45% Phys/ % Func) 13,729	RCNLD 16,780