



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 660024834 Parcel ID 000000-00-0-00756-004-0006 Cadastral ID 29-21-16-05180 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 285335 KROPP, CHAD L & MARY J 23602 S SOUTHRIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23602 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (235)\IMG_0011.JPG 7/25/2023</p>														
Legal Description Lat/Long: 36.26883484 -95.62610025																			
LOT 6 BLOCK 4 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>08044</td> <td>R10-NEW POOL</td> <td>08/2009</td> <td>11/2009</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	08044	R10-NEW POOL	08/2009	11/2009	
Number	Description	Opened	Closed	Amount															
08044	R10-NEW POOL	08/2009	11/2009																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1586/900	LOWREY, GRADY &	05/07/2004	130,000	YES										
					1066/452	CHAISSON, FRANCIS J	05/23/1997	88,000	No										
					825/389			6,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2005		Land Value	91,527	41,582	11%	4,574	Assessed	27,932	3,049.39									
Year Frozen	0		Improvements	227,894	212,344		23,358	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00									
TIF Project ID	0		Total Value	319,421	253,926		27,932	Total Taxable	26,932	2,957.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024834	KROPP, CHAD L & MARY J			21	315,054	1000	26,118	2,868.00										
2024	2024-660024834	KROPP, CHAD L & MARY J			21	323,425	1000	25,328	2,612.00										
2023	2023-660024834	KROPP, CHAD L & MARY J			21	232,380	1000	24,562	2,513.00										
2022	2022-660024834	KROPP, CHAD L & MARY J			21	227,706	1000	23,823	2,461.00										
2021	2021-660024834	KROPP, CHAD L & MARY J			21	219,092	1000	23,100	2,288.00										
2020	2020-660024834	KROPP, CHAD L & MARY J			21	217,341	1000	22,521	2,304.00										
2019	2019-660024834	KROPP, CHAD L & MARY J			21	191,886	1000	20,107	2,079.00										
2018	2018-660024834	KROPP, CHAD L & MARY J			21	199,728	1000	20,970	2,164.00										
2017	2017-660024834	KROPP, CHAD L & MARY J			21	197,149	1000	20,686	2,121.00										
2016	2016-660024834	KROPP, CHAD L & MARY J			21	192,960	1000	20,226	2,115.00										
2015	2015-660024834	KROPP, CHAD L & MARY J			21	188,591	1000	19,669	1,984.00										
2014	2014-660024834	KROPP, CHAD L & MARY J			21	191,930	1000	19,067	1,975.00										
2013	2013-660024834	KROPP, CHAD L & MARY J			21	183,371	1000	18,483	1,892.00										



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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1012	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 1/2 LOT 0	
Method	Square-Foot	
Base Lot Value	47,967.00 x 1.91 = 91,527	
Factor Value		<p>\\tsclient\A\TOMMY DUNLAP\New folder (235)\IMG_0011.JPG 7/25/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,972
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

Cost Approach		Manual : 01/2025	
Base Cost	101.09	Total Misc Impr	+ 27,219
Roofing Adj	+ 4.71	Garage Cost	+ 14,968
Subfloor Adj	+ -2.20	Total RCN	= 286,912
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 97,550
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,362
Adj Base Cost	= 124.10	Lot Value	+ 91,527
Total Area	x 1,972	Indicated Value	= 280,889
Adjusted Cost	= 244,725	Value Per SqFt	142.44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	261,617	132.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	264,350 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,362		
Lot Value	91,527		
Indicated Value	280,889	142.44	Per SqFt
Agland Value			
Site Improvements	38,532		
Total Value	319,421	161.98	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	60922		327	327	25.91		8,473
PATO	SLAB PORCH - OPEN	60924		25x15	375	8.67		3,251
PRCH	SLAB PORCH - COVERED	140928		24x16	384	25.73		9,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			660
	Qual 2	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 660)		10,560	10,560	528	10,032
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	1,500	28,500
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					