



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:09:00
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Assessment Data					Primary Image																																																																																																																				
Account 660024835 Parcel ID 000000-00-0-00756-004-0007 Cadastral ID 29-21-16-05190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 303489 NELSON, ROBERT W & EVELYN H 23596 S RIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23596 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0007 / 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_0007.JPG 7/25/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.26936805 -95.62606079 LOT 7 BLOCK 4 SOUTH RIDGE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1121 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0607		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	1/2 LOT		0
Method	Square-Foot		
Base Lot Value	46,205.00 x 1.94 = 89,765		
Factor Value			
Adjustments	1.0000		
Lot Value	89,765		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,847 / 2,845
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,847
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,220 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	368,680 129.59 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	91,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	243,253
Lot Value	89,765
Indicated Value	333,018 117.05 Per SqFt
Agland Value	
Site Improvements	11,232
Total Value	344,250 121.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.54	Total Misc Impr	+ 15,088
Roofing Adj	+ 3.10	Garage Cost	+ 36,344
Subfloor Adj	+ -1.48	Total RCN	= 357,725
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 114,472
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 243,253
Adj Base Cost	= 107.66	Lot Value	+ 89,765
Total Area	x 2,845	Indicated Value	= 333,018
Adjusted Cost	= 306,293	Value Per SqFt	117.05

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	60927		218	218	26.25		5,723
PATO	SLAB PORCH - OPEN	60928		436	436	8.60		3,750



Rogers

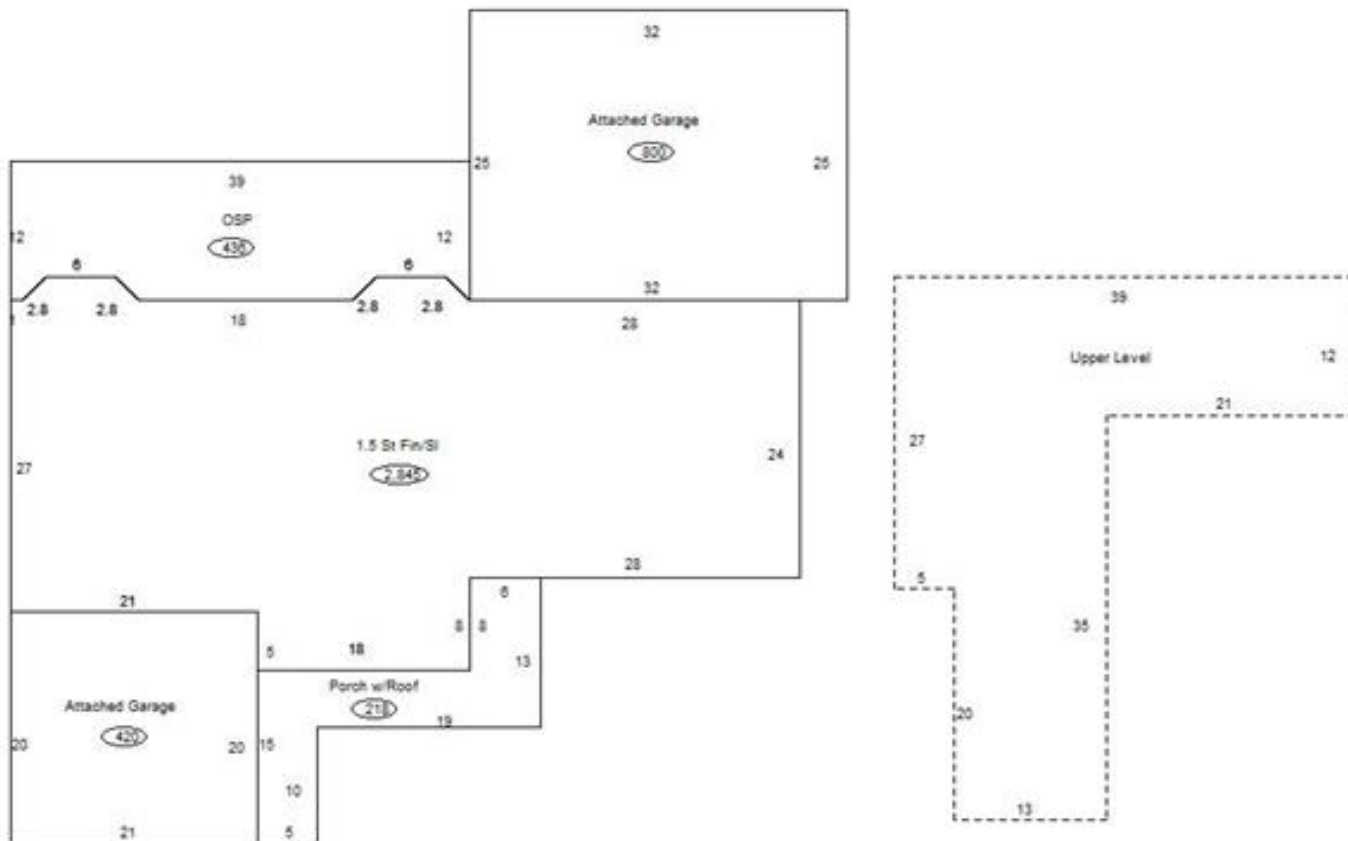
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,847	1.540	2,845
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	218	1.000	218
4	M	PATO		13	Open Slab	436	1.000	436
5	U	^UL	Overhang	13	Upper Level	998	1.000	998
6	G	1		13	Attached Garage	800	1.000	800
Total Building Area						1,847		2,845



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			780
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 780)	12,480		12,480	1,248	11,232
	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)					