




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:06:27
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Assessment Data					Primary Image																																																																																																																				
Account 660024839 Parcel ID 000000-00-0-00756-004-0011 Cadastral ID 29-21-16-05230 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 283198 PHILLIPS, PAMELA 23685 S SOUTHVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 23685 S SOUTHVIEW DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0011 / 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 (238)\IMG_0010.JPG 7/28/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.26884759 -95.62693141 LOT 11 BLOCK 4 SOUTH RIDGE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1301 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 49,227.00 x 1.88 = 92,787 Factor Value Adjustments 1.0000 Lot Value 92,787		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,246	146.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	242,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.24	Total Misc Impr	+ 3,126				
Roofing Adj	+ 4.66	Garage Cost	+ 11,679				
Subfloor Adj	+ -1.21	Total RCN	= 182,492				
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 38,323				
Plumbing Adj	+ 10.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 144,169				
Adj Base Cost	= 128.99	Lot Value	+ 92,787				
Total Area	x 1,300	Indicated Value	= 236,956				
Adjusted Cost	= 167,687	Value Per SqFt	182.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,169		
Lot Value	92,787		
Indicated Value	236,956	182.27	Per SqFt
Agland Value			
Site Improvements	22,524		
Total Value	259,480	199.60	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2005	1	0.00	
PRCH	SLAB PORCH - COVERED	60948	17x5		85	24.00	2,040
PATO	SLAB PORCH - OPEN	60949	10x10		100	10.86	1,086



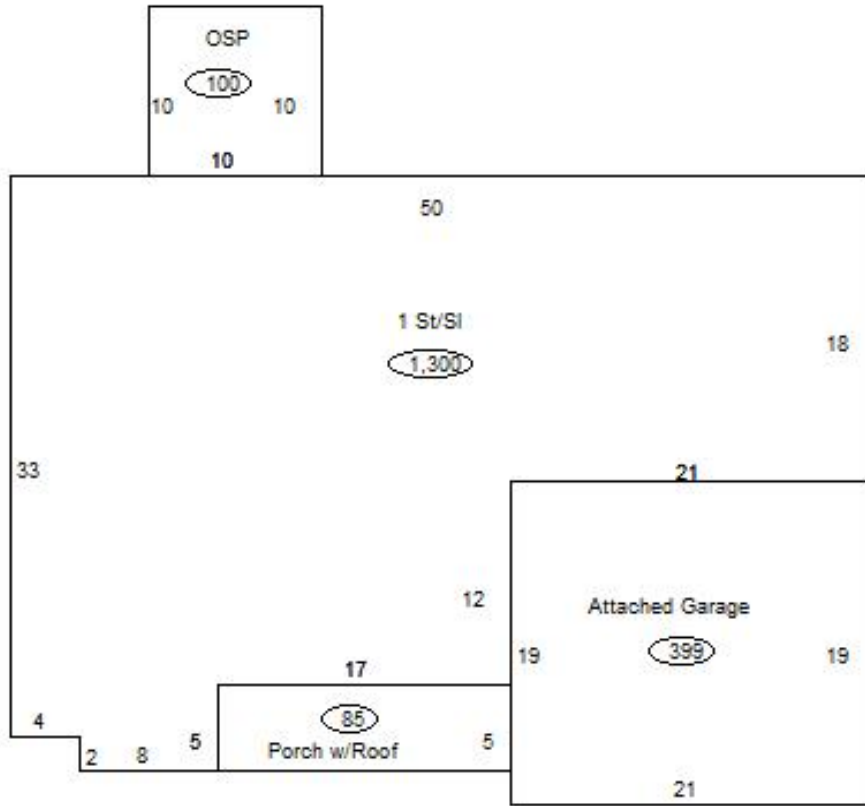
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Sketch Image

660024839



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,300	1.000	1,300
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,300		1,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x24x0			720	
	Qual	2	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (32.93 x 720)		23,710		23,710	1,186	22,524
	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)						
	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)						
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (3.50 x)						
	LT	LEAN-TO	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (2.92 x)						