



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 660024847 Parcel ID 000000-00-0-00756-005-0003 Cadastral ID 29-21-16-05310 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 288200 SCOTT, JOHN III & MARTHA A 23750 S SOUTHVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 23750 S SOUTHVIEW DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0003 / 0005 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: 36.26714243 -95.62793836 LOT 3 BLOCK 5 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 1.1699 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 50,963.00 x 1.85 = 94,523 Factor Value Adjustments 1.0000 Lot Value 94,523		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,209 / 1,517
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,209
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 221,903 146.28 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 245,780 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.75	Total Misc Impr	+ 17,236	Roofing Adj	+ 3.91	Garage Cost	+ 18,287
Subfloor Adj	+ -1.84	Total RCN	= 218,610	Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 61,211
Plumbing Adj	+ 10.23	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 157,399
Adj Base Cost	= 120.69	Lot Value	+ 94,523	Total Area	x 1,517	Indicated Value	= 251,922
		Value Per SqFt	166.07	Adjusted Cost	= 183,087		

Value Reconciliation
Selected Approach Cost Approach Improvements 157,399 Lot Value 94,523 Indicated Value 251,922 166.07 Per SqFt Agland Value Site Improvements 14,414 Total Value 266,336 175.57 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	60981		70	70	26.71		1,870
EPSW	ENCLOSED PORCH - SOLID WALL	60982	14x10		140	69.65		9,751



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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/SI	1,209	1.255	1,517
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	70	1.000	70
4	M	EPSW		13	EPSW	140	1.000	140
5	U	^UL		13	Upper Level (1)	308	1.000	308
Total Building Area						1,209		1,517



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			576
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (31.28 x 576)		18,017		18,017	3,603	14,414
	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)						