



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:24:35
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Assessment Data					Primary Image																																																																																																																				
Account 660024848 Parcel ID 000000-00-0-00756-005-0004 Cadastral ID 29-21-16-05320 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 347347 HOOVER FAMILY TRUST 23730 S SOUTHVIEW DR CLAREMORE OK 74019-0000 Parcel Location Situs 23730 S SOUTHVIEW DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0004 / 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: 36.26769237 -95.62791323 LOT 4 BLOCK 5 SOUTH RIDGE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1121 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1663		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	1/2 LOT		0
Method	Square-Foot		
Base Lot Value	50,806.00 x 1.86 = 94,366		
Factor Value			
Adjustments	1.0000		
Lot Value	94,366		



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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	1,339 / 1,939
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,339
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	234,487	120.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	249,570 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.83	Total Misc Impr	+ 13,288
Roofing Adj	+ 3.53	Garage Cost	+ 13,558
Subfloor Adj	+ -1.68	Total RCN	= 254,465
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 58,527
Plumbing Adj	+ 10.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 195,938
Adj Base Cost	= 117.39	Lot Value	+ 94,366
Total Area	x 1,939	Indicated Value	= 290,304
Adjusted Cost	= 227,619	Value Per SqFt	149.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,938		
Lot Value	94,366		
Indicated Value	290,304	149.72	Per SqFt
Agland Value			
Site Improvements	7,680		
Total Value	297,984	153.68	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	60986	29x6		174	26.39		4,592
PATO	SLAB PORCH - OPEN	60988	18x10		180	10.74		1,933
PATO	SLAB PORCH - OPEN	60989	10x10		100	11.48		1,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 600)	9,600		9,600	1,920	7,680
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					