



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:14
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Assessment Data					Primary Image																																																																																																																				
Account 660024857 Parcel ID 000000-00-0-00756-006-0005 Cadastral ID 29-21-16-05410 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 276200 RAY, WILLIAM SCOTT & ANGEL M 11345 SOUTHERN HILLS RD CLAREMORE OK 74019-0000 Parcel Location Situs 11345 E SOUTHERN HILLS RD Subdivision SOUTH RIDGE ESTATES Lot/Block 0005 / 0006 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: 36.27076247 -95.62607340 LOT 5 BLOCK 6 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 1.0212 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 44,483.00 x 1.98 = 88,043 Factor Value Adjustments 1.0000 Lot Value 88,043		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,524 / 1,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,524
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 169,819 111.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 232,310 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.89	Total Misc Impr	+ 9,185	Roofing Adj	+ 4.49	Garage Cost	+ 15,316
Subfloor Adj	+ -1.15	Total RCN	= 230,150	Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 103,568
Plumbing Adj	+ 9.24	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 126,582
Adj Base Cost	= 134.94	Lot Value	+ 88,043	Total Area	x 1,524	Indicated Value	= 214,625
		Value Per SqFt	140.83	Adjusted Cost	= 205,649		

Value Reconciliation
Selected Approach Cost Approach Improvements 126,582 Lot Value 88,043 Indicated Value 214,625 140.83 Per SqFt Agland Value Site Improvements Total Value 214,625 140.83 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	61022		90	90	23.99		2,159
PATO	SLAB PORCH - OPEN	61023	16x12		192	10.05		1,930



Rogers

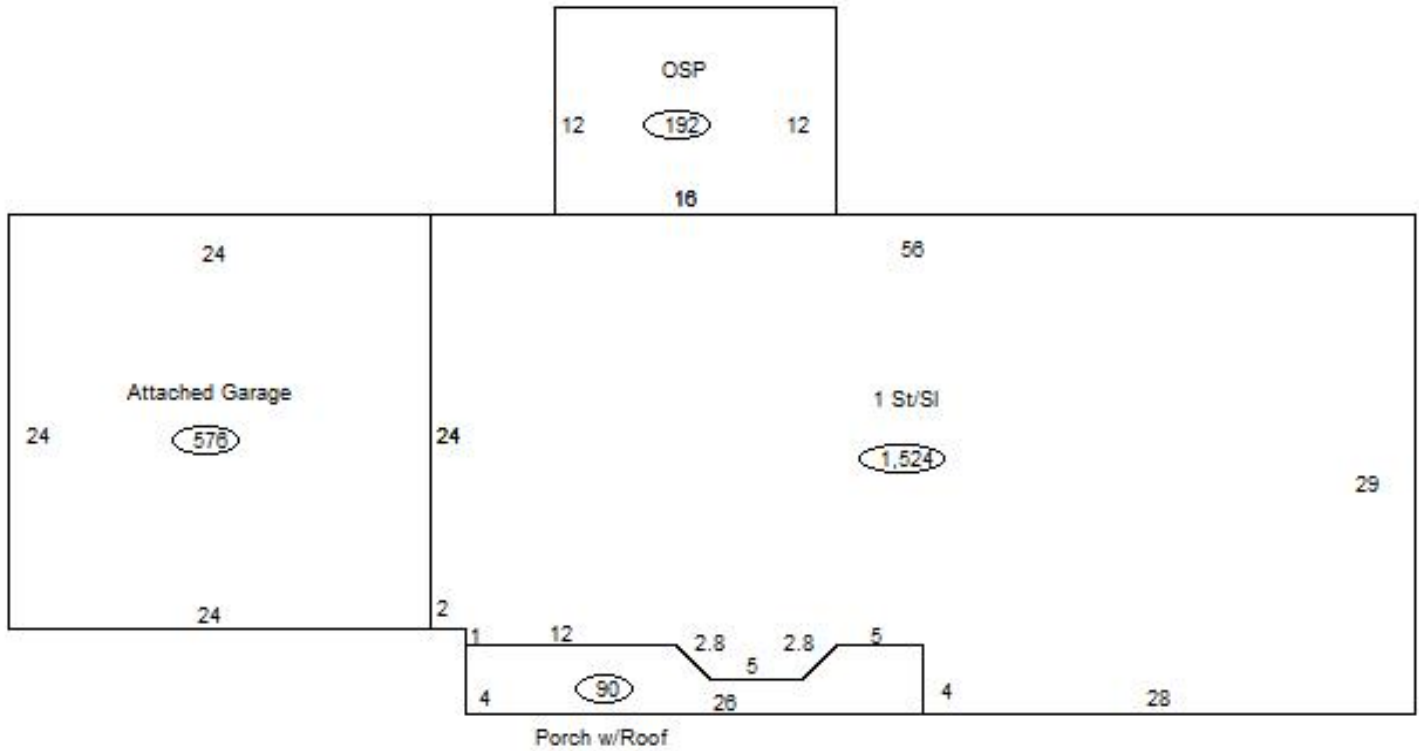
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,524	1.000	1,524
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,524		1,524



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						