



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:58:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031685 <b>Parcel ID</b> 000000-00-0-00672-001-0005 <b>Cadastral ID</b> 36-21-15-10290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 340910 SOO, YONG NAN & GREGORY COOK  24212 S RIDGEWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24212 S RIDGEWOOD DR <b>Subdivision</b> RIDGEWOOD ESTATES <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26076970 -95.66601942																																																																																																																									
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Date 04/16/2026  
Time 21:58:45  
Page 2

Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5000 <b>Non-Ag Acres</b> 0.9822 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,786.00 x 1.70 = 72,736 <b>Factor Value</b> <b>Adjustments</b> 1.4986 <b>Lot Value</b> 109,000		 <p>\\tsclient\TOM\COMMERCIAL PICS\2022-08-18\IMG_0010.JPG 8/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,671 / 2,671
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	846 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 26

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.18	<b>Total Misc Impr</b>	+ 26,427				
<b>Roofing Adj</b>	+ 5.11	<b>Garage Cost</b>	+ 31,480				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 411,200				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 32%)</b>	- 131,584				
<b>Plumbing Adj</b>	+ 9.51	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 279,616				
<b>Adj Base Cost</b>	= 132.27	<b>Lot Value</b>	+ 109,000				
<b>Total Area</b>	x 2,671	<b>Indicated Value</b>	= 388,616				
<b>Adjusted Cost</b>	= 353,293	<b>Value Per SqFt</b>	145.49				

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	360,236	134.87	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	478,830		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	279,616		
<b>Lot Value</b>	109,000		
<b>Indicated Value</b>	388,616	145.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	16,250		
<b>Total Value</b>	404,866	151.58	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	75527		42	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	75528	22x18		396	28.17		11,155
PATO	SLAB PORCH - OPEN	75529	504		504	9.69		4,884
PATO	SLAB PORCH - OPEN	75530	248		248	10.98		2,723



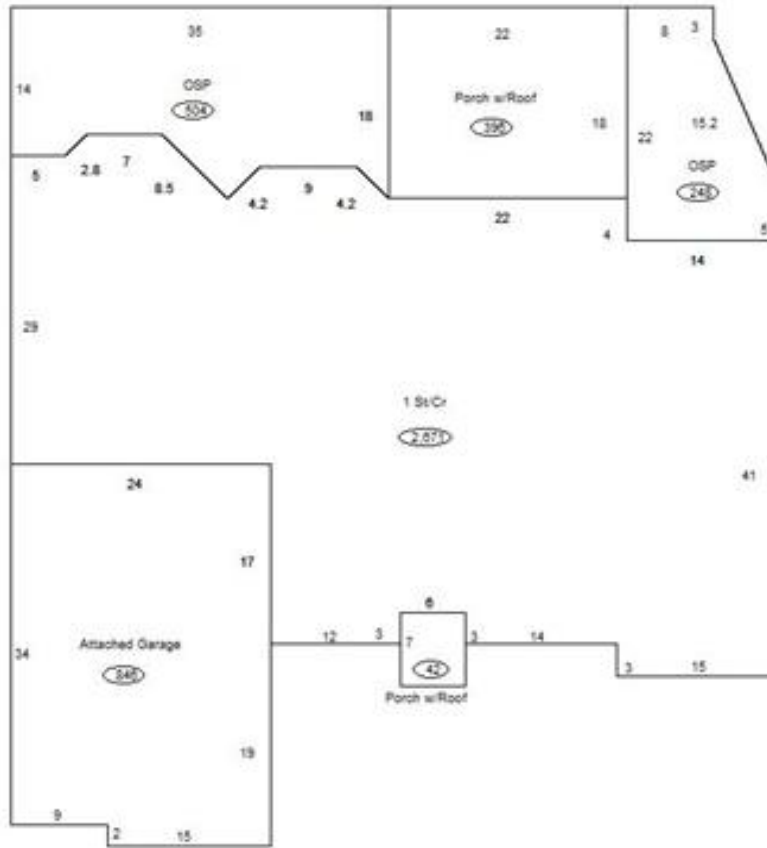
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 Time 21:58:46  
 Page 3

Sketch Image

660031685



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,671	1.000	2,671
2	G	1		13	Attached Garage	846	1.000	846
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	396	1.000	396
5	M	PATO		13	Open Slab	504	1.000	504
6	M	PATO		13	Open Slab	248	1.000	248
<b>Total Building Area</b>						2,671		2,671



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Page 4

660031685

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000	25,000	8,750	16,250