



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031686 <b>Parcel ID</b> 000000-00-0-00672-001-0005 <b>Cadastral ID</b> 36-21-15-10300 <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> 252863 WALLS, LARRY RICHARD &  BONNIE MARIE 24188 S RIDGEWOOD DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24188 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: 36.26120057 -95.66597994 S 73' LOT 4 & N 75.15' LOT 5 BLOCK 1 RIDGEWOOD ESTATES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 1.0737 <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> 46,772.00 x 1.64 = 76,782 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 76,782		 <p>\\tsclient\TOM\COMMERCIAL PICS\2022-08-18\IMG_0011.JPG 8/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Stone 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,478 / 1,478
<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>	1,478
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	100.40	<b>Total Misc Impr</b>	+ 11,949
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 12,487
<b>Subfloor Adj</b>	+ -1.17	<b>Total RCN</b>	= 208,683
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 91,821
<b>Plumbing Adj</b>	+ 9.53	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 116,862
<b>Adj Base Cost</b>	= 124.66	<b>Lot Value</b>	+ 76,782
<b>Total Area</b>	x 1,478	<b>Indicated Value</b>	= 193,644
<b>Adjusted Cost</b>	= 184,247	<b>Value Per SqFt</b>	131.02

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>	167,010 113.00 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>	197,600 Per SqFt

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	116,862
<b>Lot Value</b>	76,782
<b>Indicated Value</b>	193,644 131.02 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	11,232
<b>Total Value</b>	204,876 138.62 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	75534		164	164	23.70	3,887
PATO	SLAB PORCH - OPEN	75535	30x12		360	8.24	2,966



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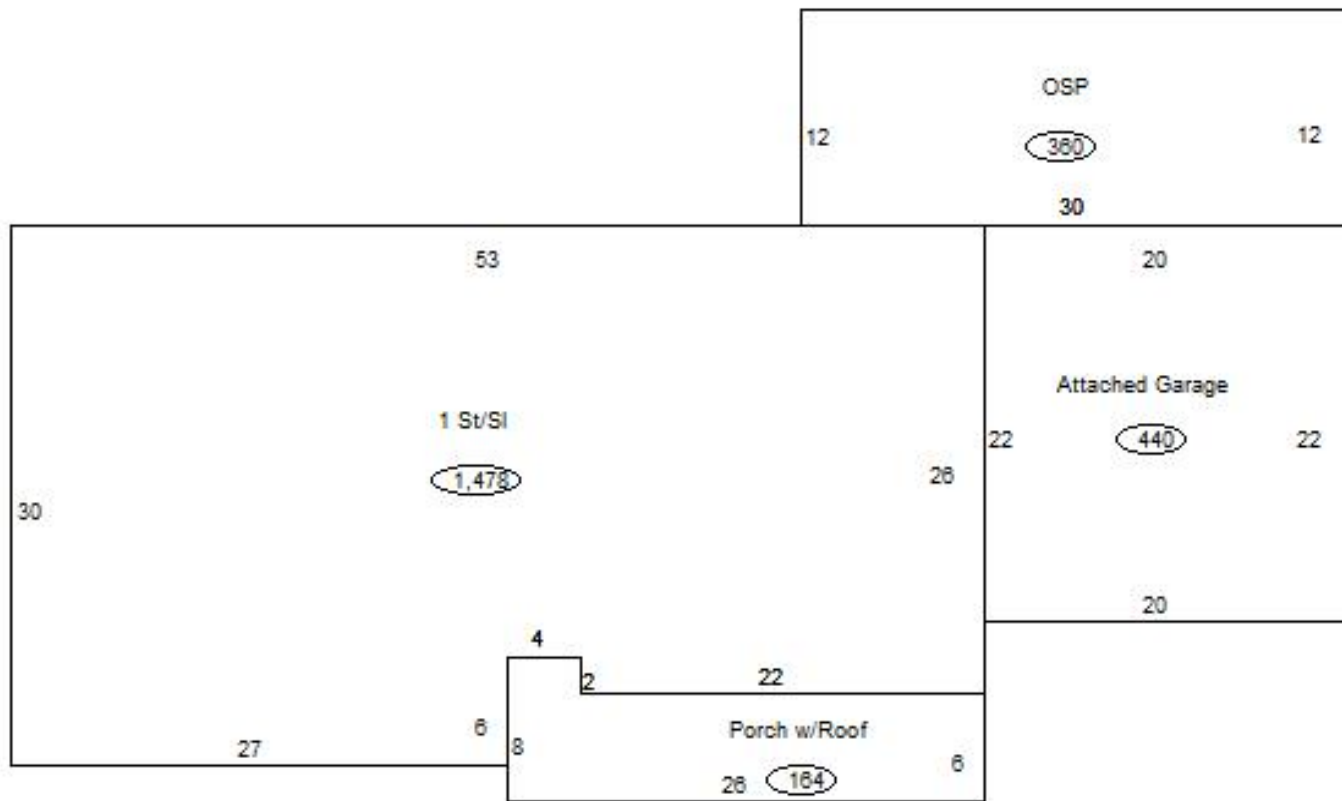
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### Sketch Image

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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/Sl	1,478	1.000	1,478
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	164	1.000	164
4	M	PATO		13	Open Slab	360	1.000	360
<b>Total Building Area</b>						1,478		1,478



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,080
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 1,080) 17,280		<b>Modifier Total</b>	<b>RCN</b> 17,280	<b>Depr (35% Phys/ % Func)</b> 6,048	<b>RCNLD</b> 11,232
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>