



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:14:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660062683 Parcel ID 000000-00-0-00679-001-0002 Cadastral ID 11-21-15-04300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 342649 TALLMAN, JOHN & BONNIE 20025 S RIVER RANCH RD E CLAREMORE OK 74019-0000 Parcel Location Situs 20025 S RIVER RANCH RD E Subdivision RIVER RANCH Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32118118 -95.67359925 LOT 2 BLOCK 1 RIVER RANCH																																																																																																																									
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Time 07:14:46
Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0391 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,262.00 x 1.32 = 59,744 Factor Value Adjustments 1.6423 Lot Value 98,117		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	2000 / 11

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	245,704	158.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	269,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.66	Total Misc Impr	+ 17,467				
Roofing Adj	+ 5.44	Garage Cost	+ 26,791				
Subfloor Adj	+ -3.59	Total RCN	= 240,885				
Heat/Cool Adj	+ 7.03	Depreciation (11%)	- 26,497				
Plumbing Adj	+ 11.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,388				
Adj Base Cost	= 127.02	Lot Value	+ 98,117				
Total Area	x 1,548	Indicated Value	= 312,505				
Adjusted Cost	= 196,627	Value Per SqFt	201.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,388		
Lot Value	98,117		
Indicated Value	312,505	201.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,505	201.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80662	42x7		294	28.49		8,376
PRCH	SLAB PORCH - COVERED	80663	40x8		320	28.41		9,091



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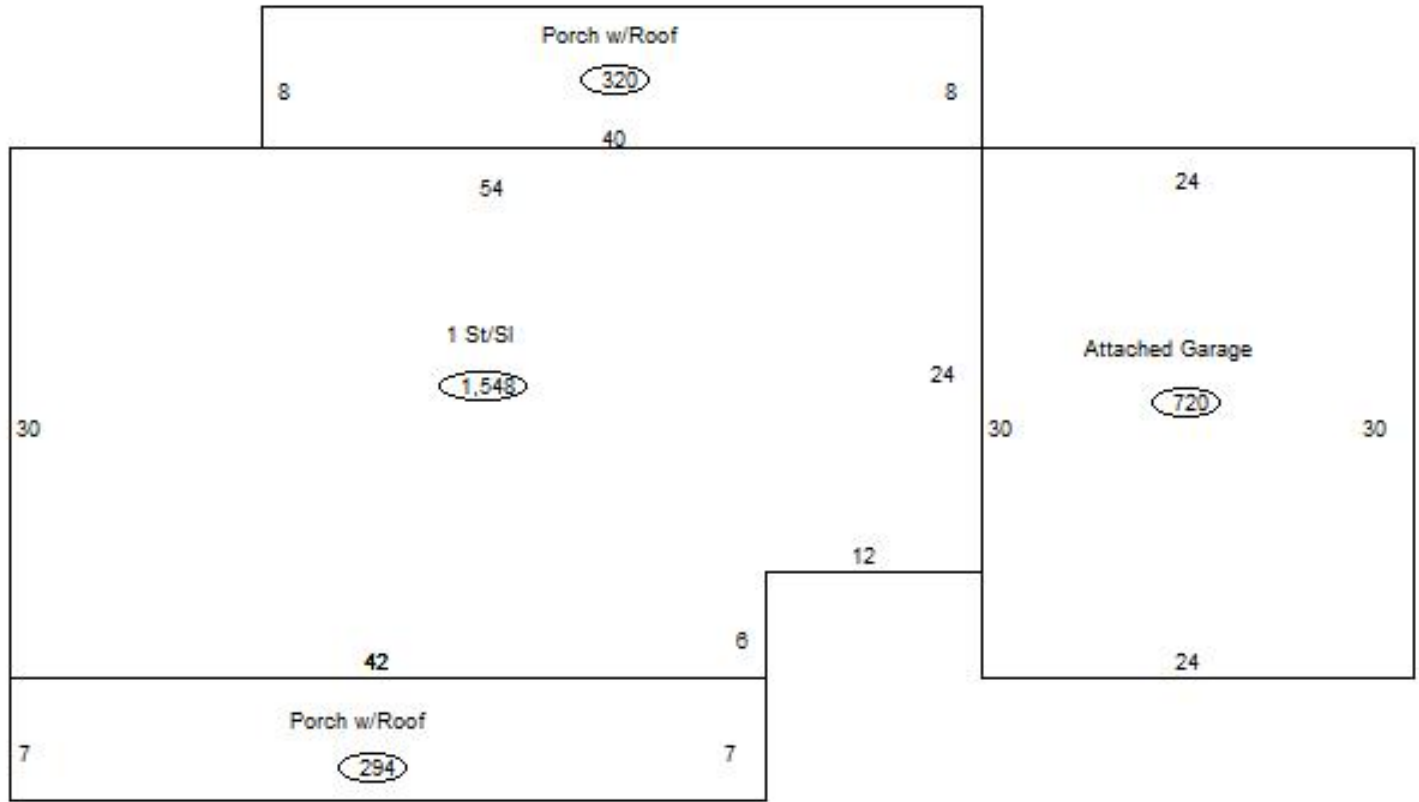
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Time 07:14:46

Page 3

Sketch Image

660062683



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,548	1.000	1,548
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	294	1.000	294
4	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						1,548		1,548



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Page 4

660062683

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						