



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:34:38  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660062684 <b>Parcel ID</b> 000000-00-0-00679-001-0003 <b>Cadastral ID</b> 11-21-15-04310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 295116 PARISH, THOMAS L & KENNA J TRUSTEES  20045 S RIVER RANCH RD E CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20045 S RIVER RANCH RD E <b>Subdivision</b> RIVER RANCH <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1019 - R-V04-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32077833 -95.67369378 LOT 3 BLOCK 1 RIVER RANCH																																																																																																																				
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.151		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	50,138.00 x 1.26 = 63,352		
Factor Value			
Adjustments	1.0000		
Lot Value	63,352		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,862 / 1,862
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,862
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	264,344 141.97 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	273,220 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	189,850
Lot Value	63,352
Indicated Value	253,202 135.98 Per SqFt
Agland Value	
Site Improvements	36,300
Total Value	289,502 155.48 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.82	Total Misc Impr	+ 14,052
Roofing Adj	+ 4.77	Garage Cost	+ 16,032
Subfloor Adj	+ -2.27	Total RCN	= 253,133
Heat/Cool Adj	+ 6.14	Depreciation ( 25%)	- 63,283
Plumbing Adj	+ 8.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,850
Adj Base Cost	= 119.79	Lot Value	+ 63,352
Total Area	x 1,862	Indicated Value	= 253,202
Adjusted Cost	= 223,049	Value Per SqFt	135.98

### 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	80666		36	36	26.82		966
PRCH	SLAB PORCH - COVERED	80667		287	287	26.03		7,471
SHLT	STORM SHELTER			1	2019	1	0.00	



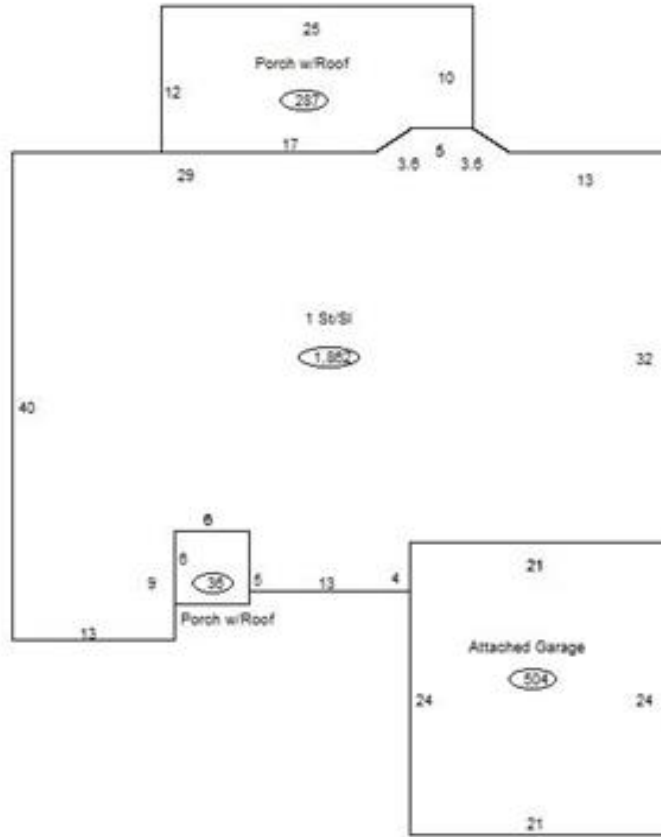
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Sketch Image

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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	1,862	1.000	1,862
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	287	1.000	287
<b>Total Building Area</b>						1,862		1,862



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2008	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.25 x 1,200)		36,300		36,300	36,300
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					