



# 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> 660062686 <b>Parcel ID</b> 000000-00-0-00679-001-0005 <b>Cadastral ID</b> 11-21-15-04330 <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> 277814 SMITH, DEON M &  MINDY L 20085 S RIVER RANCH RD E CLAREMORE OK 74019-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 20085 S RIVER RANCH RD E <b>Subdivision</b> RIVER RANCH <b>Lot/Block</b> 0005 / 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> Lat/Long: 36.31996694 -95.67371353					<b>Building Permits</b>																																																	
LOT 5 BLOCK 1 RIVER RANCH					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1319/763	MARTIN, TIM L & JANNA L	05/07/2001	233,500	YES																																													
					1062/512	YORK, DICK TRUSTEE	04/23/1997	15,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value</td> <td>63,082</td> <td>29,890</td> <td>11%</td> <td>3,288</td> <td>Assessed</td> <td>32,544 3,464.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>318,548</td> <td>265,967</td> <td> </td> <td>29,256</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>381,630</td> <td>295,857</td> <td> </td> <td>32,544</td> <td>Total Taxable</td> <td>31,544 3,372.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2002	Land Value	63,082	29,890	11%	3,288	Assessed	32,544 3,464.03	Year Frozen	0	Improvements	318,548	265,967		29,256	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	381,630	295,857		32,544	Total Taxable	31,544 3,372.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660062686	SMITH, DEON M &	8	364,321	1000	30,596	3,271.00																																															
2024	2024-660062686	SMITH, DEON M &	8	384,614	1000	29,676	3,173.00																																															
2023	2023-660062686	SMITH, DEON M &	8	295,443	1000	28,783	3,054.00																																															
2022	2022-660062686	SMITH, DEON M &	8	287,070	1000	27,915	2,980.00																																															
2021	2021-660062686	SMITH, DEON M &	8	255,211	1000	27,073	2,773.00																																															
2020	2020-660062686	SMITH, DEON M &	8	253,353	1000	26,275	2,789.00																																															
2019	2019-660062686	SMITH, DEON M &	8	240,735	1000	25,481	2,734.00																																															
2018	2018-660062686	SMITH, DEON M &	8	247,461	1000	26,221	2,808.00																																															
2017	2017-660062686	SMITH, DEON M &	8	244,982	1000	25,948	2,733.00																																															
2016	2016-660062686	SMITH, DEON M &	8	239,146	1000	25,257	2,737.00																																															
2015	2015-660062686	SMITH, DEON M &	8	231,748	1000	24,492	2,534.00																																															
2014	2014-660062686	SMITH, DEON M &	8	235,950	1000	24,294	2,551.00																																															
2013	2013-660062686	SMITH, DEON M &	8	223,246	1000	23,557	2,438.00																																															



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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1426		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,773.00 x 1.27 = 63,082		
Factor Value			
Adjustments	1.0000		
Lot Value	63,082		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,373 / 2,373
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,373
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	815 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	355,193 149.68 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	364,240 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	256,810
Lot Value	63,082
Indicated Value	319,892 134.80 Per SqFt
Agland Value	
Site Improvements	61,738
Total Value	381,630 160.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.07	Total Misc Impr	+ 20,086
Roofing Adj	+ 4.54	Garage Cost	+ 24,279
Subfloor Adj	+ -2.19	Total RCN	= 342,414
Heat/Cool Adj	+ 12.64	Depreciation ( 25%)	- 85,604
Plumbing Adj	+ 6.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 256,810
Adj Base Cost	= 125.60	Lot Value	+ 63,082
Total Area	x 2,373	Indicated Value	= 319,892
Adjusted Cost	= 298,049	Value Per SqFt	134.80

### 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	80675	32x7		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	80676	332		332	25.89		8,595



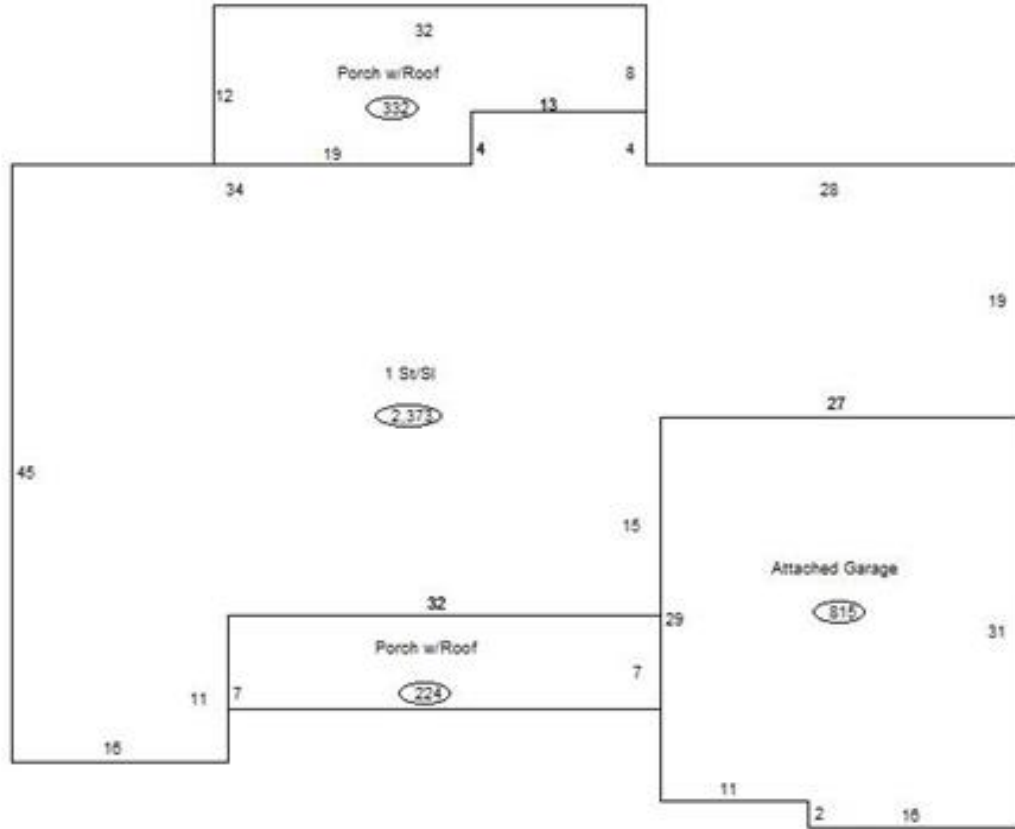
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Sketch Image

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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	2,373	1.000	2,373
2	G	1		13	Attached Garage	815	1.000	815
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	332	1.000	332
<b>Total Building Area</b>						2,373		2,373



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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	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.25 x 1,200)		36,300		36,300	363	35,937
	LT	LEAN-TO	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 360)		1,051		1,051		1,051
	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 (1% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	250	24,750