



# 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> 660062694 <b>Parcel ID</b> 000000-00-0-00679-002-0001 <b>Cadastral ID</b> 11-21-15-04400 <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> 280496 TILLMAN, WILLIAM J &  FREDDIE VANICE CO TRUSTEES 20002 S RIVER RANCH RD E CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20002 S RIVER RANCH RD E <b>Subdivision</b> RIVER RANCH <b>Lot/Block</b> 0001 / 0002 <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: 36.32160757 -95.67477633 LOT 1 BLOCK 2 RIVER RANCH					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 12000 <b>Non-Ag Acres</b> 1.003 <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> 43,691.00 x 1.34 = 58,581 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,581		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,120 / 2,120
<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>	2,120
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0721\IMG\_0083. 7/25/2022

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>	254,907	120.24	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	274,490		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.06	<b>Total Misc Impr</b>	+	7,587			
<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+	16,559			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	296,481			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 22%)</b>	-	65,226			
<b>Plumbing Adj</b>	+ 7.32	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	231,255			
<b>Adj Base Cost</b>	= 128.46	<b>Lot Value</b>	+	58,581			
<b>Total Area</b>	x 2,120	<b>Indicated Value</b>	=	289,836			
<b>Adjusted Cost</b>	= 272,335	<b>Value Per SqFt</b>		136.72			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	231,255		
<b>Lot Value</b>	58,581		
<b>Indicated Value</b>	289,836	136.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,240		
<b>Total Value</b>	292,076	137.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80708	28x8		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	80709	8x8		64	26.73		1,711



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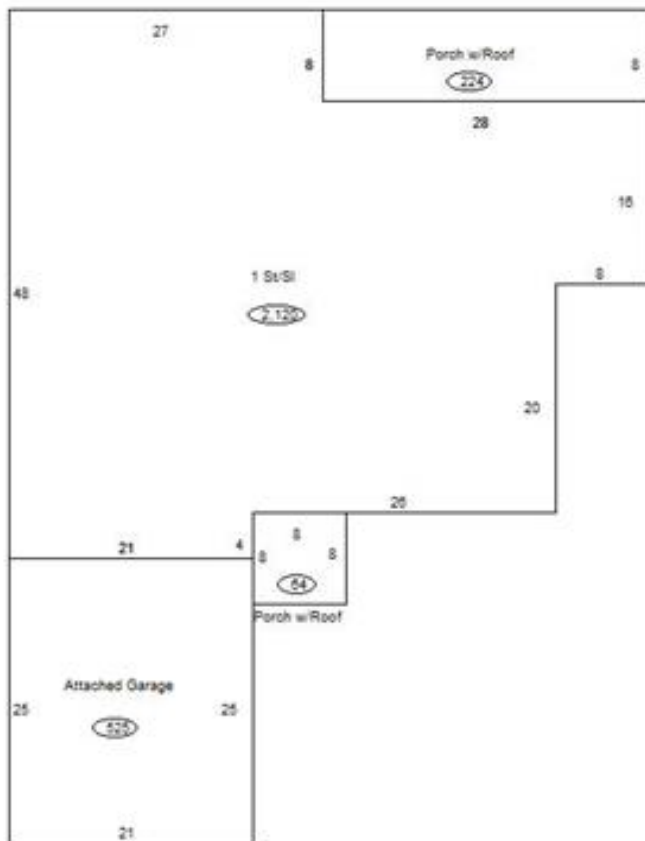
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### Sketch Image

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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	2,120	1.000	2,120
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	64	1.000	64
<b>Total Building Area</b>						<b>2,120</b>		<b>2,120</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x24x0			384
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 384)		1,797	<b>Modifier Total</b>		<b>RCN</b> 1,797 <b>Depr (5% Phys/ % Func)</b> 90
	LT	LEAN-TO	8x24x0			192
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 192)		561	<b>Modifier Total</b>		<b>RCN</b> 561 <b>Depr (5% Phys/ % Func)</b> 28