



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:32:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660062707 Parcel ID 000000-00-0-00679-002-0012 Cadastral ID 11-21-15-04510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 309562 TREBUS, DANIEL L-TRUSTEE TREBUS FAMILY TRUST 20215 S RIVER RANCH RD W CLAREMORE OK 74019-0000 Parcel Location Situs 20215 S RIVER RANCH RD W Subdivision RIVER RANCH Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0057. 7/25/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31748020 -95.67578611 LOT 12 BLOCK 2 RIVER RANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0172 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,310.00 x 1.33 = 59,039 Factor Value Adjustments 1.0000 Lot Value 59,039		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,128 / 2,668
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	752 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0057. 7/25/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	331,254	124.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	345,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.70	Total Misc Impr	+ 14,697				
Roofing Adj	+ 3.69	Garage Cost	+ 22,402				
Subfloor Adj	+ -1.74	Total RCN	= 344,212				
Heat/Cool Adj	+ 12.64	Depreciation (10%)	- 34,421				
Plumbing Adj	+ 5.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 309,791				
Adj Base Cost	= 115.11	Lot Value	+ 59,039				
Total Area	x 2,668	Indicated Value	= 368,830				
Adjusted Cost	= 307,113	Value Per SqFt	138.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	309,791		
Lot Value	59,039		
Indicated Value	368,830	138.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	368,830	138.24	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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	117497		233	233	26.20	6,105
PRCH	SLAB PORCH - COVERED	117498		16x7	112	26.58	2,977