



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660062708 Parcel ID 000000-00-0-00679-002-0013 Cadastral ID 11-21-15-04520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 324825 ZINK, JAMES & KAREN 20195 S RIVER RANCH RD W CLAREMORE OK 74019-0000 Parcel Location Situs 20195 S RIVER RANCH RD W Subdivision RIVER RANCH Lot/Block 0013 / 0002 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: 36.31788774 -95.67589119																																																																																																																									
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9879		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,031.00 x 1.35 = 58,093		
Factor Value			
Adjustments	1.0000		
Lot Value	58,093		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,853 / 1,853
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,853
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	480 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	286,612 154.67 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	283,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	204,178
Lot Value	58,093
Indicated Value	262,271 141.54 Per SqFt
Agland Value	
Site Improvements	61,376
Total Value	323,647 174.66 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.00	Total Misc Impr	+ 20,225
Roofing Adj	+ 4.78	Garage Cost	+ 15,422
Subfloor Adj	+ -2.28	Total RCN	= 272,238
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 68,060
Plumbing Adj	+ 10.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 204,178
Adj Base Cost	= 127.68	Lot Value	+ 58,093
Total Area	x 1,853	Indicated Value	= 262,271
Adjusted Cost	= 236,591	Value Per SqFt	141.54

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	80757		132	132	26.52		3,501
PRCH	SLAB PORCH - COVERED	80758	21x11		231	26.20		6,052
PATO	SLAB PORCH - OPEN	139748	28x21		588	8.60		5,057



Rogers

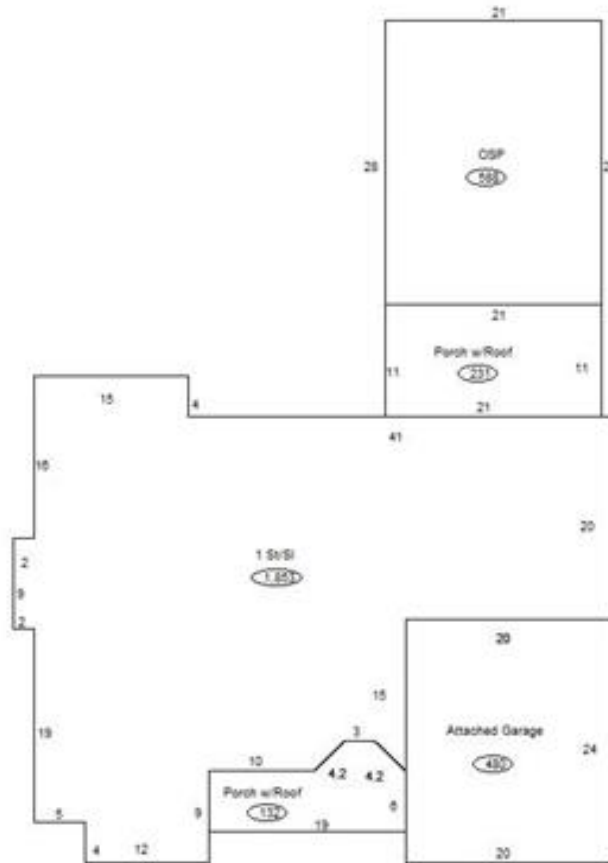
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Sketch Image

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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/SI	1,853	1.000	1,853
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PRCH		13	SLBC	231	1.000	231
5	M	PATO		13	Open Slab	588	1.000	588
Total Building Area						1,853		1,853



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	55x35x0			1,925	
	Qual	Cond	Year	2018	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (29.76 x 1,925)		57,288		57,288		57,288
	LNT0	LEAN TO - ATTACHED	55x8x0			440	
	Qual	Cond	Year	2018	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.29 x 440)		4,088		4,088		4,088
	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)						