



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:19:03
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Assessment Data					Primary Image																																																																																																																																																																	
Account 660062719 Parcel ID 000000-00-0-00679-003-0001 Cadastral ID 11-21-15-04620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 325626 MCPHERSON, BRUCE & LORI TRUSTEES PROVERBS 3:9 TRUST 20012 S RIVER RANCH RD W CLAREMORE OK 74019-0000																																																																																																																																																																						
Parcel Location Situs 20012 S RIVER RANCH RD W Subdivision RIVER RANCH Lot/Block 0001 / 0003 Parcel Size 1.5 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																																																																						
Legal Description Lat/Long: 36.32150288 -95.67700922					Building Permits <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>R2013 07 28</td> <td>R14-NEW 1500 SQ FT POLE BARN 30X</td> <td>07/2013</td> <td>11/2013</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 07 28	R14-NEW 1500 SQ FT POLE BARN 30X	07/2013	11/2013	30,000																																																																																																																																																			
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	1.6996	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	74,034.00 x 1.07 = 78,857	
Factor Value		
Adjustments	1.0000	
Lot Value	78,857	

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	2,188 / 2,188
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,188
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18



\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0045. 7/25/2022

Cost Approach		Manual : 01/2025	
Base Cost	105.25	Total Misc Impr	+ 14,043
Roofing Adj	+ 4.60	Garage Cost	+ 14,968
Subfloor Adj	+ -2.19	Total RCN	= 313,079
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 62,616
Plumbing Adj	+ 9.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 250,463
Adj Base Cost	= 129.83	Lot Value	+ 78,857
Total Area	x 2,188	Indicated Value	= 329,320
Adjusted Cost	= 284,068	Value Per SqFt	150.51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,185	139.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	342,250 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,463		
Lot Value	78,857		
Indicated Value	329,320	150.51	Per SqFt
Agland Value			
Site Improvements	51,020		
Total Value	380,340	173.83	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	80798	274		274	26.07		7,143
PRCH	SLAB PORCH - COVERED	80799	8x6		48	26.78		1,285

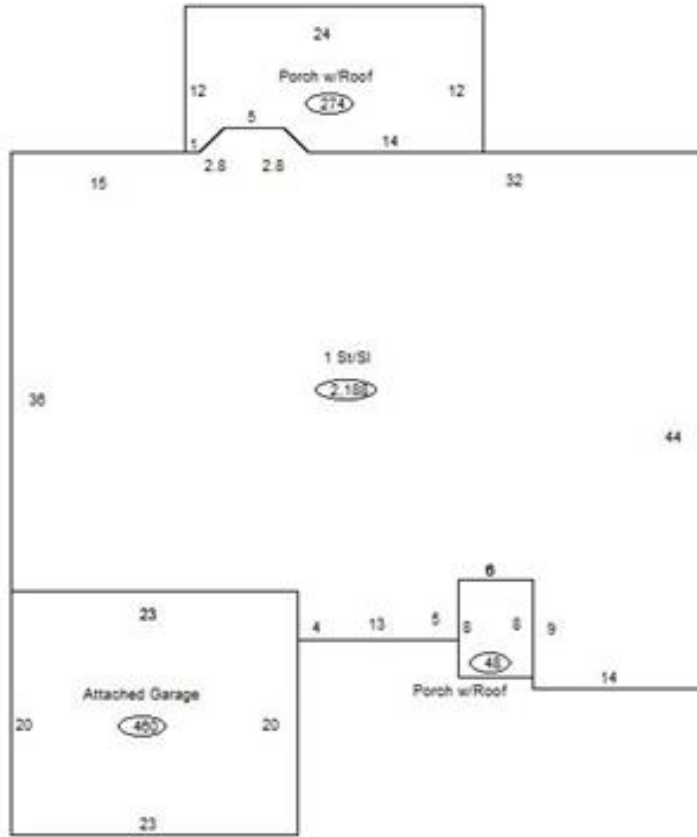


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Sketch Image

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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	2,188	1.000	2,188
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	274	1.000	274
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						2,188		2,188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x30x0			1,500	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (31.48 x 1,500)		47,220		47,220	47,220	
	LNT0	LEAN TO - ATTACHED	50x8x0			400	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (9.50 x 400)		3,800		3,800	3,800	
	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)						