



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660063211 Parcel ID 000000-00-0-00680-001-0014 Cadastral ID 11-21-15-04860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 294865 CHILDERS, RANDY C & LINDA A 20288 S RIVER RANCH RD W CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 20288 S RIVER RANCH RD W Subdivision RIVER RANCH II Lot/Block 0014 / 0001 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: 36.31597174 -95.67713875					Building Permits																																																	
LOT 14 BLOCK 1 RIVER RANCH II					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1861/592	PATTERSON, JOSHUA B	04/12/2007	175,000	YES																																													
					1542/818	JOHNSON, TERRELL-CONSTRUCTION	11/07/2003	17,500	YES																																													
					1453/649	YORK, DICK CO-TRUSTEE &	01/13/2003	135,000	YES																																													
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No																																													
Parcel Valuation					<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>2008</td> <td>Land Value</td> <td>59,592</td> <td>29,489</td> <td>11%</td> <td>3,244</td> <td>Assessed</td> <td>24,580 2,616.33</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>217,458</td> <td>193,961</td> <td> </td> <td>21,336</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>277,050</td> <td>223,450</td> <td> </td> <td>24,580</td> <td>Total Taxable</td> <td>23,580 2,524.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2008	Land Value	59,592	29,489	11%	3,244	Assessed	24,580 2,616.33	Year Frozen	0	Improvements	217,458	193,961		21,336	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	277,050	223,450		24,580	Total Taxable	23,580 2,524.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660063211	CHILDERS, RANDY C &	8	273,940	1000	22,863	2,447.00																																															
2024	2024-660063211	CHILDERS, RANDY C &	8	294,477	1000	22,169	2,374.00																																															
2023	2023-660063211	CHILDERS, RANDY C &	8	219,808	1000	21,494	2,284.00																																															
2022	2022-660063211	CHILDERS, RANDY C &	8	215,165	1000	20,839	2,228.00																																															
2021	2021-660063211	CHILDERS, RANDY C &	8	192,752	1000	20,203	2,072.00																																															
2020	2020-660063211	CHILDERS, RANDY C &	8	193,225	1000	19,794	2,105.00																																															
2019	2019-660063211	CHILDERS, RANDY C &	8	183,532	1000	19,189	2,062.00																																															
2018	2018-660063211	CHILDERS, RANDY C &	8	188,755	1000	19,763	2,120.00																																															
2017	2017-660063211	CHILDERS, RANDY C &	8	187,168	1000	19,588	2,066.00																																															
2016	2016-660063211	CHILDERS, RANDY C &	8	182,357	1000	19,008	2,064.00																																															
2015	2015-660063211	CHILDERS, RANDY C &	8	176,592	1000	18,425	1,909.00																																															
2014	2014-660063211	CHILDERS, RANDY C &	8	179,681	1000	18,765	1,973.00																																															
2013	2013-660063211	CHILDERS, RANDY C &	8	181,530	0	19,968	2,056.00																																															



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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0344		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,057.00 x 1.32 = 59,592		
Factor Value			
Adjustments	1.0000		
Lot Value	59,592		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0034. 7/25/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,986 / 1,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,986
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	226,981 114.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	263,100 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	217,458
Lot Value	59,592
Indicated Value	277,050 139.50 Per SqFt
Agland Value	
Site Improvements	
Total Value	277,050 139.50 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.05	Total Misc Impr	+ 12,472
Roofing Adj	+ 4.27	Garage Cost	+ 15,316
Subfloor Adj	+ -1.10	Total RCN	= 275,263
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 57,805
Plumbing Adj	+ 8.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 217,458
Adj Base Cost	= 124.61	Lot Value	+ 59,592
Total Area	x 1,986	Indicated Value	= 277,050
Adjusted Cost	= 247,475	Value Per SqFt	139.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	80990		220	220	23.50		5,170
PRCH	SLAB PORCH - COVERED	80991		92	92	23.98		2,206



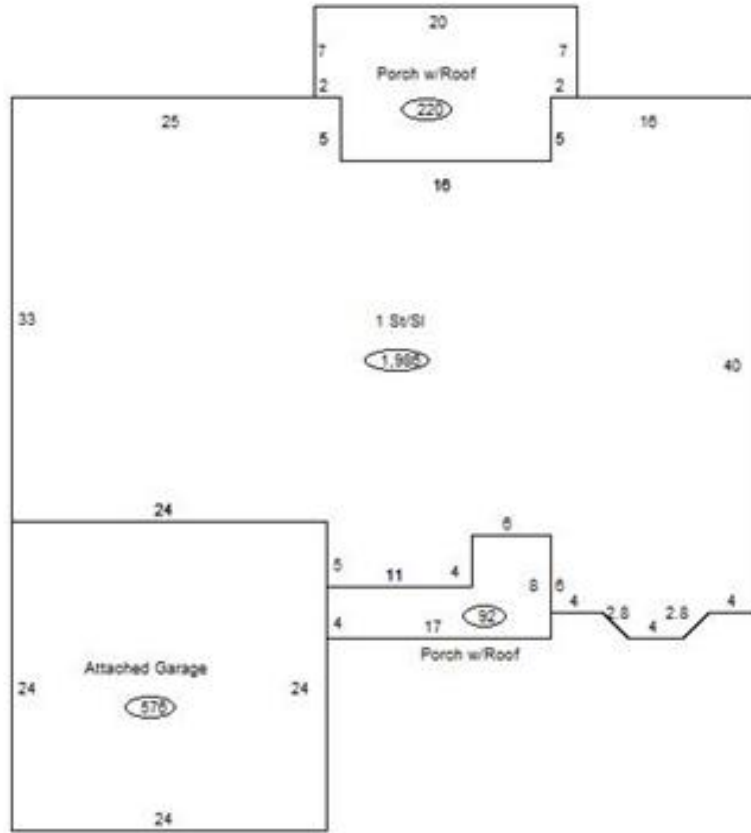
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Sketch Image

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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	1,986	1.000	1,986
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	92	1.000	92
Total Building Area						1,986		1,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						