



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:50:58
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Assessment Data					Primary Image																																																																																																																				
Account 660063214 Parcel ID 000000-00-0-00680-001-0016 Cadastral ID 11-21-15-04880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 304508 TATOWICZ, MITZI A & ANTHONY J 20244 S RIVER RANCH RD W CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20244 S RIVER RANCH RD W Subdivision RIVER RANCH II Lot/Block 0016 / 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: 36.31684931 -95.67699172					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>8867</td> <td>R14-NEW POOL WITH NO HEAT</td> <td>11/2012</td> <td>03/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8867	R14-NEW POOL WITH NO HEAT	11/2012	03/2013																																																																																																							
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0433	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,447.00 x 1.32 = 59,881	
Factor Value		
Adjustments	1.0000	
Lot Value	59,881	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,004 / 2,664
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0036. 7/25/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	335,531	125.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	349,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.63	Total Misc Impr	+	20,052			
Roofing Adj	+ 3.53	Garage Cost	+	16,086			
Subfloor Adj	+ -1.64	Total RCN	=	339,781			
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	37,376			
Plumbing Adj	+ 5.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	302,405			
Adj Base Cost	= 113.98	Lot Value	+	59,881			
Total Area	x 2,664	Indicated Value	=	362,286			
Adjusted Cost	= 303,643	Value Per SqFt		135.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,405		
Lot Value	59,881		
Indicated Value	362,286	135.99	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	392,286	147.25	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	80998	32x8		256	26.13		6,689
PRCH	SLAB PORCH - COVERED	80999	298		298	26.00		7,748

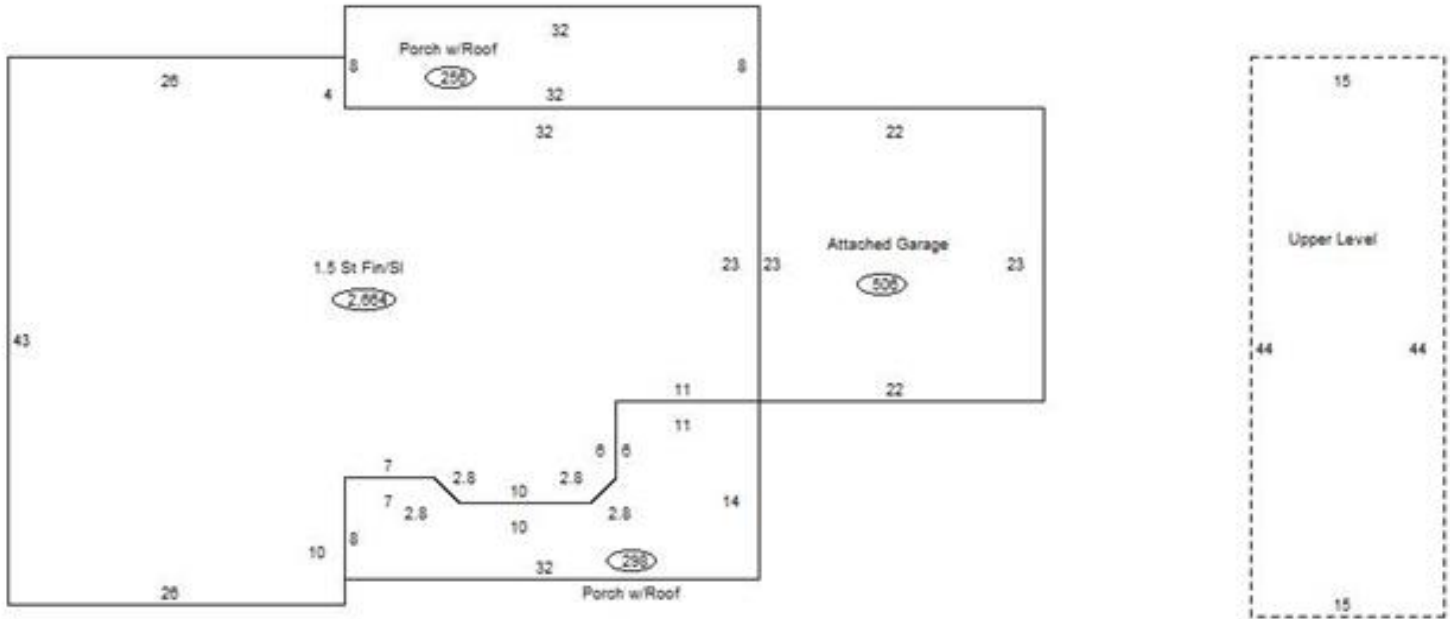


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,004	1.329	2,664
2	U	^UL	Overhang	13	Upper Level	660	1.000	660
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PRCH		13	SLBC	298	1.000	298
5	G	1		13	Attached Garage	506	1.000	506
Total Building Area						2,004		2,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000	
	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)						