



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:11:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660085071 <b>Parcel ID</b> 000000-00-0-00686-001-0011 <b>Cadastral ID</b> 23-21-15-01300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 335384 CASTLEMAN, JASON & AMBER  22304 RIVERWOOD CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22304 RIVERWOOD CT <b>Subdivision</b> RIVERWOOD ESTATES <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 15 / 5 <b>Neighborhood</b> 1089 - R-V03,4-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28899724 -95.67567849										D:\Appraisers\TOMMY DUNLAP\New folder (101)\IMG_0024.JPG 8/19/2022																																																																																																															
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0479		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,646.00 x 1.36 = 62,235		
Factor Value			
Adjustments	1.0000		
Lot Value	62,235		



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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	2,225 / 2,225
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,225
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	834 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	299,218	134.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	314,000 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.95	Total Misc Impr	+ 11,526
Roofing Adj	+ 4.58	Garage Cost	+ 24,845
Subfloor Adj	+ -2.19	Total RCN	= 322,862
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	- 45,201
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 277,661
Adj Base Cost	= 128.76	Lot Value	+ 62,235
Total Area	x 2,225	Indicated Value	= 339,896
Adjusted Cost	= 286,491	Value Per SqFt	152.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,661		
Lot Value	62,235		
Indicated Value	339,896	152.76	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	342,846	154.09	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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	103450	104		104	26.60		2,766
PRCH	SLAB PORCH - COVERED	103451	6x3		18	26.87		484
PATO	SLAB PORCH - OPEN	120641	30x10		300	8.87		2,661





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	8x32x0			1
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2,950.00 x 1)		2,950		2,950	2,950
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					