



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660085078 <b>Parcel ID</b> 000000-00-0-00686-001-0018 <b>Cadastral ID</b> 23-21-15-01370 <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> 257636 WOODRUFF, RANDY L & SHANI J  22514 RIVERWOOD CT CLAREMORE OK 74019-0374  <b>Parcel Location</b> <b>Situs</b> 22514 RIVERWOOD CT <b>Subdivision</b> RIVERWOOD ESTATES <b>Lot/Block</b> 0018 / 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					<p>D:\Appraisers\TOMMY DUNLAP\New folder (101)\IMG_0034.JPG 8/19/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.28651941 -95.67624130																																																						
LOT 18 BLOCK 1 RIVERWOOD ESTATES					<b>Building Permits</b> <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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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	2253/628	FEDERAL NATIONAL MORTGAGE ASS	06/22/2012	172,000	3																																													
					2203/544	SPENCER, AARON CRAIG	10/20/2011	0	10																																													
					1829/336	SHERWOOD BUILDERS LLC	12/06/2006	194,000	YES																																													
					1757/1	HIGHFILL PROPERTIES LLC	03/09/2006	137,500	11																																													
<b>Parcel Valuation</b>					<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>37,132</td> <td>36,374</td> <td>11%</td> <td>4,001</td> <td>Assessed</td> <td>29,713 2,746.37</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>274,467</td> <td>233,740</td> <td> </td> <td>25,712</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>311,599</td> <td>270,114</td> <td> </td> <td>29,713</td> <td>Total Taxable</td> <td>28,713 2,654.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2013	Land Value	37,132	36,374	11%	4,001	Assessed	29,713 2,746.37	Year Frozen	0	Improvements	274,467	233,740		25,712	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	311,599	270,114		29,713	Total Taxable	28,713 2,654.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660085078	WOODRUFF, RANDY L & SHANI J	18	304,463	1000	27,847	2,574.00																																															
2024	2024-660085078	WOODRUFF, RANDY L & SHANI J	18	321,886	1000	27,007	2,496.00																																															
2023	2023-660085078	WOODRUFF, RANDY L & SHANI J	18	287,453	1000	26,191	2,399.00																																															
2022	2022-660085078	WOODRUFF, RANDY L & SHANI J	18	264,947	1000	25,399	2,351.00																																															
2021	2021-660085078	WOODRUFF, RANDY L & SHANI J	18	233,005	1000	24,631	2,175.00																																															
2020	2020-660085078	WOODRUFF, RANDY L & SHANI J	18	231,223	1000	23,892	2,188.00																																															
2019	2019-660085078	WOODRUFF, RANDY L & SHANI J	18	219,701	1000	23,167	2,146.00																																															
2018	2018-660085078	WOODRUFF, RANDY L & SHANI J	18	212,574	1000	22,383	2,068.00																																															
2017	2017-660085078	WOODRUFF, RANDY L & SHANI J	18	210,829	1000	22,191	2,036.00																																															
2016	2016-660085078	WOODRUFF, RANDY L & SHANI J	18	205,484	1000	21,566	2,021.00																																															
2015	2015-660085078	WOODRUFF, RANDY L & SHANI J	18	199,174	1000	20,909	1,882.00																																															
2014	2014-660085078	WOODRUFF, RANDY L & SHANI J	18	202,500	1000	20,582	1,909.00																																															
2013	2013-660085078	WOODRUFF, RANDY L & SHANI J	18	190,488	1000	19,954	1,826.00																																															



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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.5879		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	25,608.00 x 1.45 = 37,132		
Factor Value			
Adjustments	1.0000		
Lot Value	37,132		



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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	2,089 / 2,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,089
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	755 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	302,738	144.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	322,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.42	Total Misc Impr	+ 5,138
Roofing Adj	+ 4.65	Garage Cost	+ 22,491
Subfloor Adj	+ -2.19	Total RCN	= 296,985
Heat/Cool Adj	+ 12.64	Depreciation ( 16%)	- 47,518
Plumbing Adj	+ 7.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,467
Adj Base Cost	= 128.94	Lot Value	+ 37,132
Total Area	x 2,089	Indicated Value	= 286,599
Adjusted Cost	= 269,356	Value Per SqFt	137.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,467		
Lot Value	37,132		
Indicated Value	286,599	137.19	Per SqFt
Agland Value			
Site Improvements	25,000		
Total Value	311,599	149.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	103483	15x7		105	26.60		2,793
PRCH	SLAB PORCH - COVERED	103484	88		88	26.65		2,345





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000