




# 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> 660085079 <b>Parcel ID</b> 000000-00-0-00686-001-0019 <b>Cadastral ID</b> 23-21-15-01380 <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> 292248 <b>SPEER, GARY W</b>  & JANET L 22544 RIVERWOOD CT CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 22544 RIVERWOOD CT <b>Subdivision</b> RIVERWOOD ESTATES <b>Lot/Block</b> 0019 / 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>\\tsclient\C\Users\rln\Pictures\2018-09-25\IMG_0051.JPG 9/26/2018</p>																																																																																																																			
<b>Legal Description</b> Lot/Long: 36.28603415 -95.67626206 LOT 19 BLOCK 1 RIVERWOOD ESTATES																																																																																																																								
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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7909	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	34,453.00 x 1.45 = 49,957	
Factor Value		
Adjustments	1.0000	
Lot Value	49,957	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,978 / 2,898
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	750 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	336,846	116.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	377,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.45	Total Misc Impr	+	27,857			
Roofing Adj	+ 3.21	Garage Cost	+	22,343			
Subfloor Adj	+ -1.50	Total RCN	=	379,239			
Heat/Cool Adj	+ 12.64	Depreciation ( 16%)	-	60,678			
Plumbing Adj	+ 6.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	318,561			
Adj Base Cost	= 113.54	Lot Value	+	49,957			
Total Area	x 2,898	Indicated Value	=	368,518			
Adjusted Cost	= 329,039	Value Per SqFt		127.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,561		
Lot Value	49,957		
Indicated Value	368,518	127.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	368,518	127.16	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	103487	60x6		360	25.80		9,288
PRCH	SLAB PORCH - COVERED	103488	511		511	25.35		12,954



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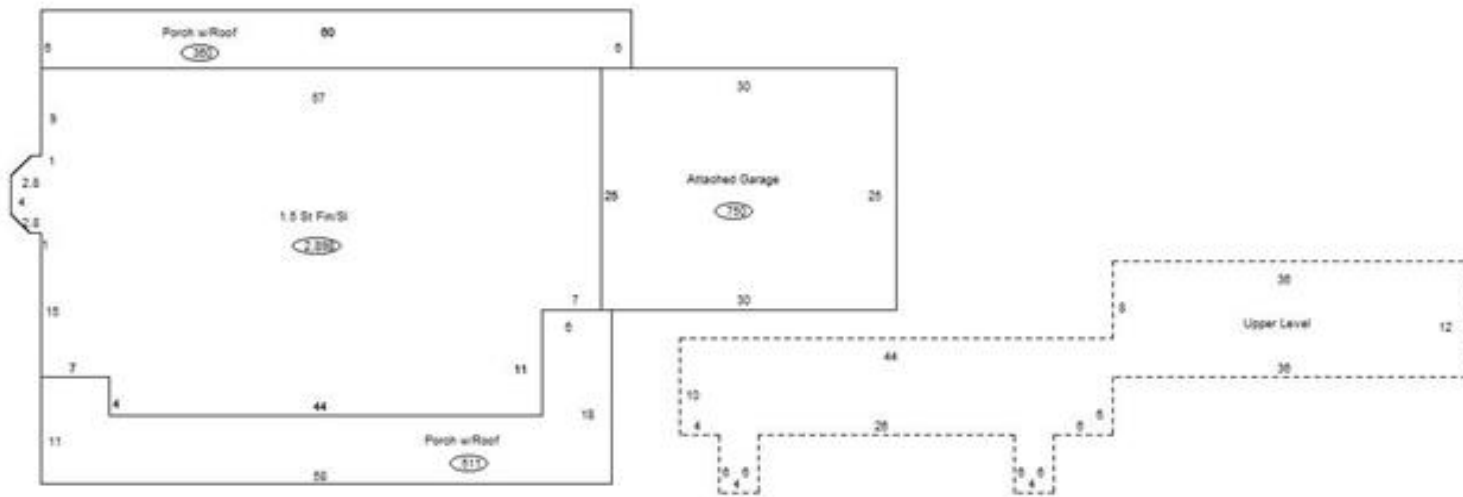
Date 04/17/2026

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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/SI	1,978	1.465	2,898
2	G	1		13	Attached Garage	750	1.000	750
3	M	PRCH		13	SLBC	360	1.000	360
4	M	PRCH		13	SLBC	511	1.000	511
5	U	^UL	Overhang	13	Upper Level	920	1.000	920
<b>Total Building Area</b>						<b>1,978</b>		<b>2,898</b>



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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 )						