



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:24:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085099 Parcel ID 000000-00-0-00686-001-0039 Cadastral ID 23-21-15-01580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 315411 ILYUSHENKO, RUSLAN & PEPPER 22305 RIVERWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 22305 RIVERWOOD DR Subdivision RIVERWOOD ESTATES Lot/Block 0039 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28873254 -95.67381991 LOT 39 BLOCK 1 RIVERWOOD ESTATES																																																																																																																									
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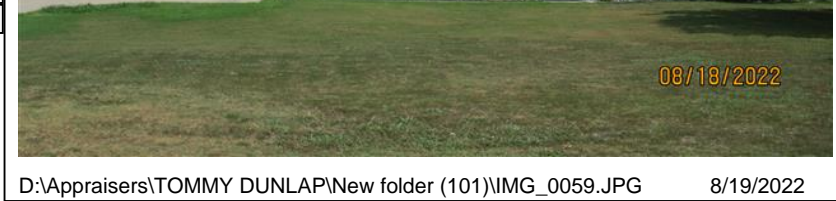
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Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:24:44
Page 2

Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0322	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,964.00 x 1.37 = 61,723	
Factor Value		
Adjustments	1.0000	
Lot Value	61,723	

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	2,967 / 2,967
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,967
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	820 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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Cost Approach		Manual : 01/2025	
Base Cost	100.34	Total Misc Impr	+ 10,505
Roofing Adj	+ 4.38	Garage Cost	+ 24,428
Subfloor Adj	+ -2.06	Total RCN	= 399,221
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 55,891
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 343,330
Adj Base Cost	= 122.78	Lot Value	+ 61,723
Total Area	x 2,967	Indicated Value	= 405,053
Adjusted Cost	= 364,288	Value Per SqFt	136.52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	382,418	128.89	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	413,590 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,330		
Lot Value	61,723		
Indicated Value	405,053	136.52	Per SqFt
Agland Value			
Site Improvements	31,281		
Total Value	436,334	147.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	103583	152		152	26.45		4,020
PRCH	SLAB PORCH - COVERED	103584	248		248	26.15		6,485



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 Page 4

660085099

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (0% Phys/ % Func)	RCNLD 30,000	
	STA	STG AVG	12x16x0			192	
	Qual	3	Cond	3	Year	2014	Eff Age
	Valuation Summary Base Cost (7.02 x 192) 1,348		Modifier Total	RCN 1,348	Depr (5% Phys/ % Func) 67	RCNLD 1,281	