



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account	660104376			<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0078.JPG 3/29/2023</p>					
Parcel ID	00000-0-0-0000416-002-0008								
Cadastral ID	30-21-16-13860								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	334856								
RAMOS, GERMAN E									
10170 E JEFF ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10170 E JEFF ST								
Subdivision	KING RIDGE IV								
Lot/Block	0008 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27123673 -95.64818790				Building Permits					
LOT 8 BLOCK 2 KING RIDGE IV				Number	Description	Opened	Closed	Amount	
				R21 35	R22- NEW 1480 SQ FT SFR	03/2021	08/2021	120,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA/	06/24/2021	182,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2022		Land Value	47,260	42,077	11%	Assessed	23,175	2,530.06
Year Frozen			Improvements	189,890	168,610		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	237,150	210,687	23,175	Total Taxable	23,175	2,530.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104376	RAMOS, GERMAN E			85	231,286	0	22,072	2,410.00
2024	2024-660104376	RAMOS, GERMAN E			85	235,600	0	21,021	2,160.00
2023	2023-660104376	RAMOS, GERMAN E			85	182,000	0	20,020	2,040.00
2022	2022-660104376	RAMOS, GERMAN E			85	182,000	0	20,020	2,059.00
2021	2021-660104376	RAMOS, GERMAN E			85	5,354	0	589	58.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.295		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	12,850.00 x 4.60 = 59,075		
Factor Value			
Adjustments	0.8000		
Lot Value	47,260		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,433 / 1,433
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,433
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,724	147.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	190,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.92	Total Misc Impr	+	2,666			
Roofing Adj	+ 4.57	Garage Cost	+	15,166			
Subfloor Adj	+ -1.20	Total RCN	=	197,802			
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	7,912			
Plumbing Adj	+ 9.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	189,890			
Adj Base Cost	= 125.59	Lot Value	+	47,260			
Total Area	x 1,433	Indicated Value	=	237,150			
Adjusted Cost	= 179,970	Value Per SqFt		165.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,890		
Lot Value	47,260		
Indicated Value	237,150	165.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,150	165.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151371	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	151372	5x4		20	24.21		484



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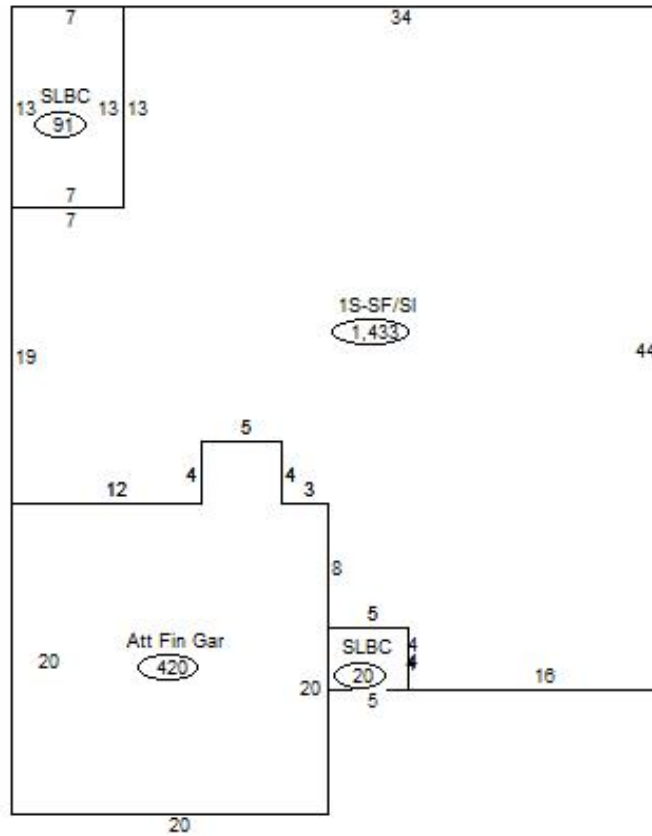
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Sketch Image

660104376



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,433	1.000	1,433
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,433		1,433