



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:06:55
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002395 Parcel ID 000000-00-0-10285-001-0001 Cadastral ID 03-21-16-04610 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344538 RIDENOUR, PATRICK RYAN & KERI JO 1401 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01401 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2939 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 99,920.00 x 1.21 = 120,426 Factor Value Adjustments 1.0987 Lot Value 132,309		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,743 / 2,743
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,743
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_000 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	323,804	118.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	379,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.83	Total Misc Impr	+ 14,129				
Roofing Adj	+ 5.08	Garage Cost	+ 19,900				
Subfloor Adj	+ -3.26	Total RCN	= 403,292				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 112,922				
Plumbing Adj	+ 11.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 290,370				
Adj Base Cost	= 134.62	Lot Value	+ 132,309				
Total Area	x 2,743	Indicated Value	= 422,679				
Adjusted Cost	= 369,263	Value Per SqFt	154.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	290,370		
Lot Value	132,309		
Indicated Value	422,679	154.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	422,679	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	6399	15x7		105	29.19		3,065
PRCH	SLAB PORCH - COVERED	6400	160		160	28.96		4,634



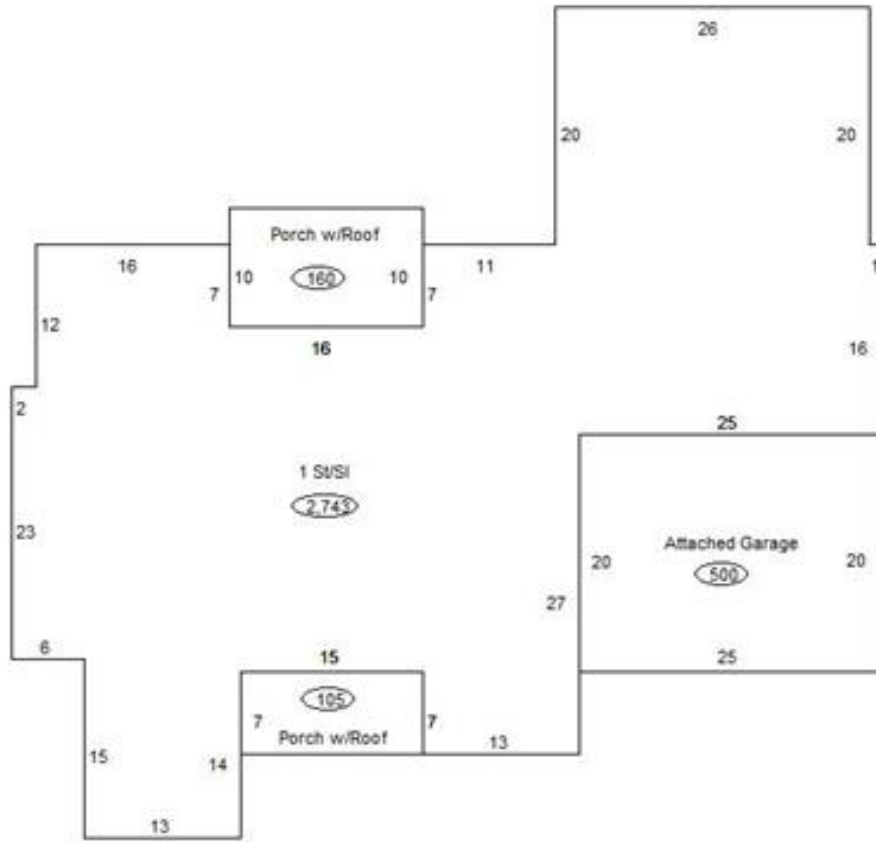
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 Page 3

Sketch Image

660002395



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,743	1.000	2,743
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						2,743		2,743