




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:11:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002396 Parcel ID 000000-00-0-10285-001-0002 Cadastral ID 03-21-16-04620 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 149144 VANASSE, GARY A & HIDIE L CO TRUSTEES 1405 OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01405 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_000: 3/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32300861 -95.59163702 LOT 2 BLOCK 1 OAK RIDGE ESTATES I																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0813		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,102.00 x 1.73 = 81,419		
Factor Value			
Adjustments	1.0000		
Lot Value	81,419		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_000; 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,787 / 2,373
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,787
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	253,326	106.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	265,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.91	Total Misc Impr	+ 25,996
Roofing Adj	+ 3.62	Garage Cost	+ 15,422
Subfloor Adj	+ -1.74	Total RCN	= 322,998
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 113,049
Plumbing Adj	+ 8.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,949
Adj Base Cost	= 118.66	Lot Value	+ 81,419
Total Area	x 2,373	Indicated Value	= 291,368
Adjusted Cost	= 281,580	Value Per SqFt	122.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,949		
Lot Value	81,419		
Indicated Value	291,368	122.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	291,368	122.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PATO	SLAB PORCH - OPEN	6403	1307		1,307	8.60		11,240
PRCH	SLAB PORCH - COVERED	6404	10x9		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	6405	7x6		42	26.80		1,126



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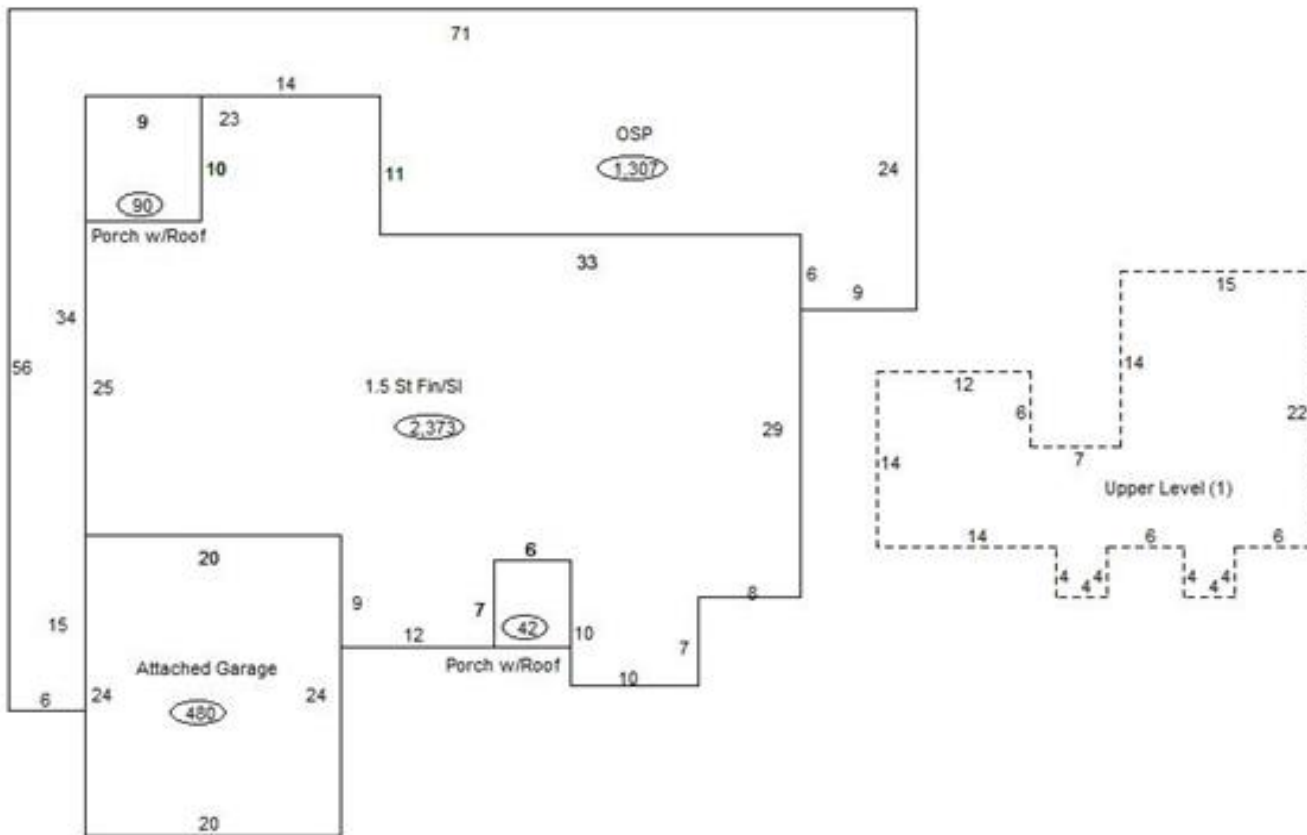
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Sketch Image

660002396



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/Sl	1,787	1.328	2,373
2	G	1		13	Attached Garage	480	1.000	480
3	M	PATO		13	Open Slab	1,307	1.000	1,307
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	42	1.000	42
6	U	^UL		13	Upper Level (1)	586	1.000	586
Total Building Area						1,787		2,373