



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:11:10  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002400 <b>Parcel ID</b> 000000-00-0-10285-001-0006 <b>Cadastral ID</b> 03-21-16-04660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 340359 WALDSCHMIDT, STEVE & DIANNA INTER VIVOS TRUST  1601 NE OAKRIDGE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01601 OAK RIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES I <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32432892 -95.59132729																																																																																																																									
<b>Legal Description</b> Lot 6 Block 1 OAK RIDGE ESTATES I					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.3706		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	103,263.00 x 1.18 =	121,730	
Factor Value			
Adjustments	1.1529		
Lot Value	140,341		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_0001 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,659 / 2,659
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,659
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	644 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	354,284	133.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	356,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.10	Total Misc Impr	+ 18,737
Roofing Adj	+ 5.75	Garage Cost	+ 29,727
Subfloor Adj	+ -4.51	Total RCN	= 415,725
Heat/Cool Adj	+ 16.31	Depreciation ( 35%)	- 145,504
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 270,221
Adj Base Cost	= 138.12	Lot Value	+ 140,341
Total Area	x 2,659	Indicated Value	= 410,562
Adjusted Cost	= 367,261	Value Per SqFt	154.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,221		
Lot Value	140,341		
Indicated Value	410,562	154.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	410,562	154.40	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	6424	8x5		40	33.07		1,323
PRCH	SLAB PORCH - COVERED	6425	319		319	31.88		10,170



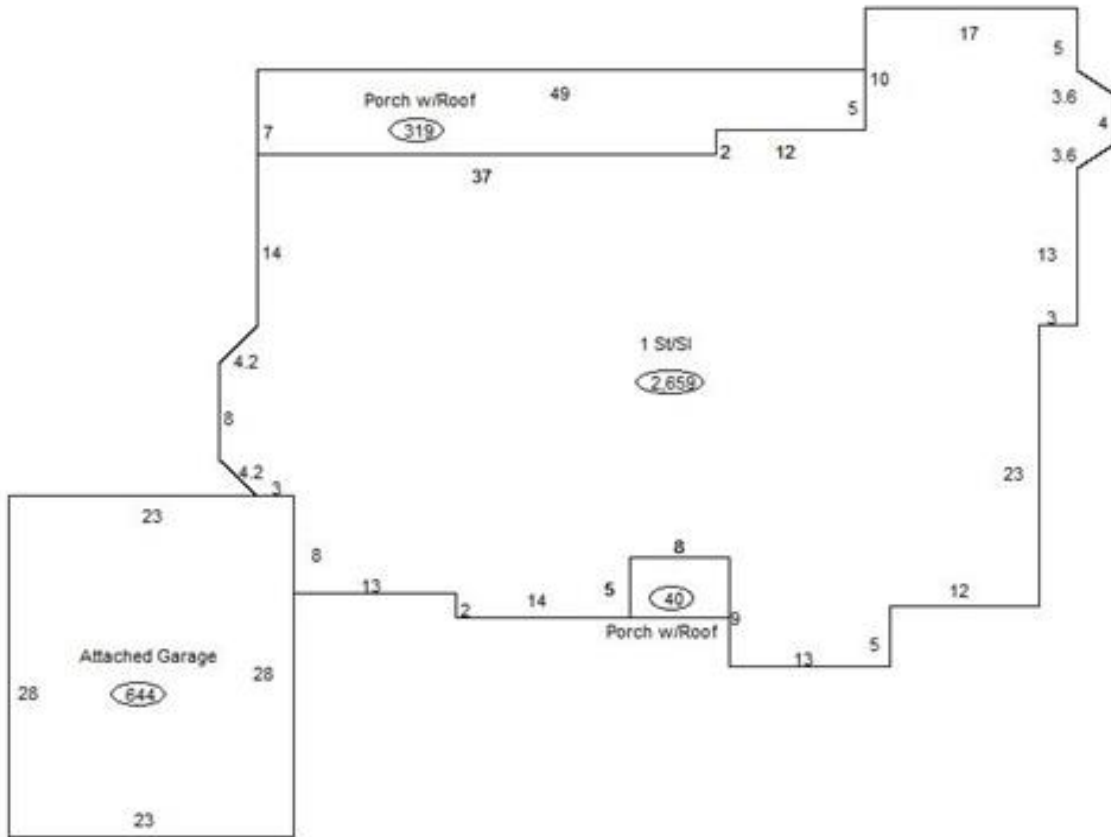
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Sketch Image

660002400



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,659	1.000	2,659
2	G	1		13	Attached Garage	644	1.000	644
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	319	1.000	319
<b>Total Building Area</b>						2,659		2,659