



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002401 Parcel ID 000000-00-0-10285-001-0007 Cadastral ID 03-21-16-04670 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 67354 DORSEY, KENDALL W & CHERYL 1605 NE OAK RIDGE DR CLAREMORE OK 74017-4218 Parcel Location Situs 01605 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32477749 -95.59133075																																																																																																																									
Building Permits					<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	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3649	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,015.00 x 1.18 = 121,633	
Factor Value		
Adjustments	1.0000	
Lot Value	121,633	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,957 / 2,957
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,957
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,028 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach				Manual : 01/2025			
Base Cost	109.51	Total Misc Impr	+ 17,733				
Roofing Adj	+ 5.65	Garage Cost	+ 46,692				
Subfloor Adj	+ -4.37	Total RCN	= 468,913				
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 145,363				
Plumbing Adj	+ 9.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 323,550				
Adj Base Cost	= 136.79	Lot Value	+ 121,633				
Total Area	x 2,957	Indicated Value	= 445,183				
Adjusted Cost	= 404,488	Value Per SqFt	150.55				



\\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	440,157	148.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	472,720		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,550		
Lot Value	121,633		
Indicated Value	445,183	150.55	Per SqFt
Agland Value			
Site Improvements	17,950		
Total Value	463,133	156.62	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	6428		152	152	32.55		4,948
PATO	SLAB PORCH - OPEN	6429		514	514	10.78		5,541



Rogers

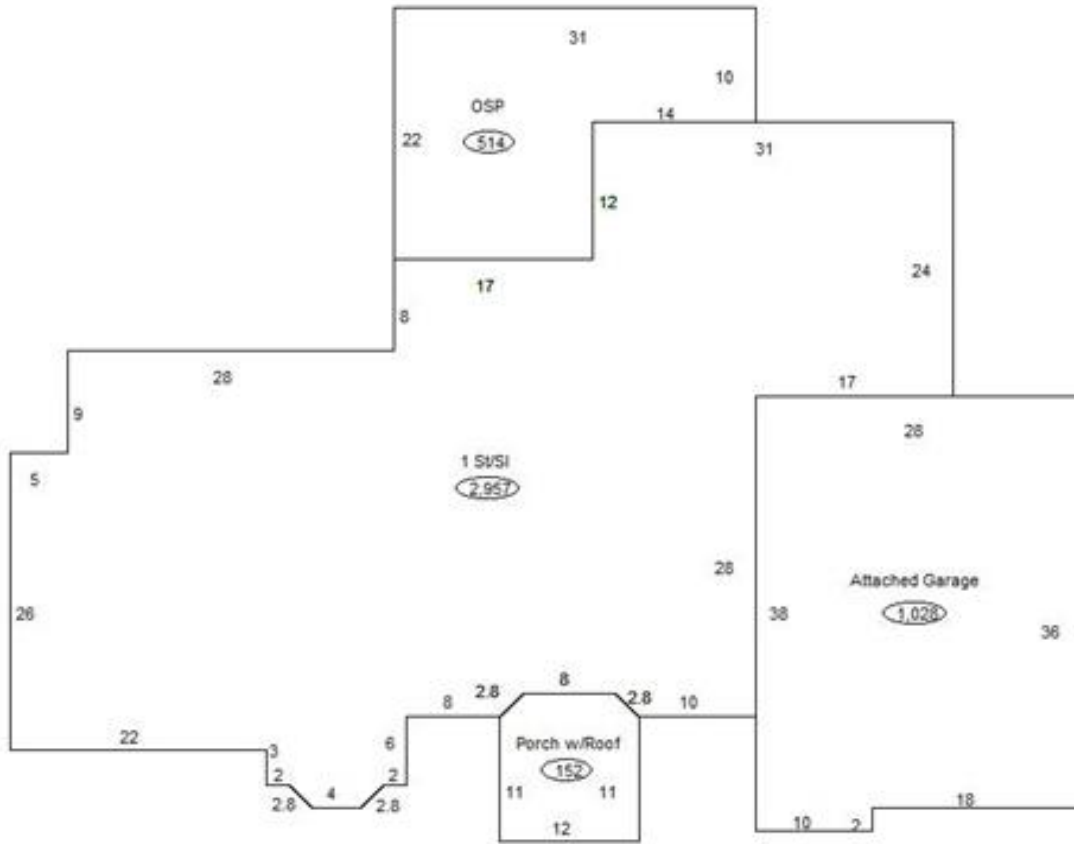
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Sketch Image

660002401



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,957	1.000	2,957
2	G	1		13	Attached Garage	1,028	1.000	1,028
3	M	PRCH		13	SLBC	152	1.000	152
4	M	PATO		13	Open Slab	514	1.000	514
Total Building Area						2,957		2,957



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	15,000	15,000



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x 1)	2,950		2,950		2,950