



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:06:58
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Assessment Data					Primary Image																																																																																																																				
Account 660002402 Parcel ID 000000-00-0-10285-001-0008 Cadastral ID 03-21-16-04680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 82374 MURRAY, A G JR & MARY E TRUST 1609 NE OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01609 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0008 / 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: 36.32523047 -95.59134233																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	43069	
Non-Ag Acres	2.3645	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	102,997.00 x 1.18 = 121,626	
Factor Value		
Adjustments	1.0000	
Lot Value	121,626	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	2,052 / 3,272
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,052
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	748 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_0001 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	406,432	124.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	444,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.81	Total Misc Impr	+ 18,837				
Roofing Adj	+ 3.35	Garage Cost	+ 27,833				
Subfloor Adj	+ -2.13	Total RCN	= 430,345				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 133,407				
Plumbing Adj	+ 7.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 296,938				
Adj Base Cost	= 117.26	Lot Value	+ 121,626				
Total Area	x 3,272	Indicated Value	= 418,564				
Adjusted Cost	= 383,675	Value Per SqFt	127.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	296,938		
Lot Value	121,626		
Indicated Value	418,564	127.92	Per SqFt
Agland Value			
Site Improvements	18,475		
Total Value	437,039	133.57	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	6432	49x6		294	28.49		8,376
PATO	SLAB PORCH - OPEN	6433	416		416	9.69		4,031



Rogers

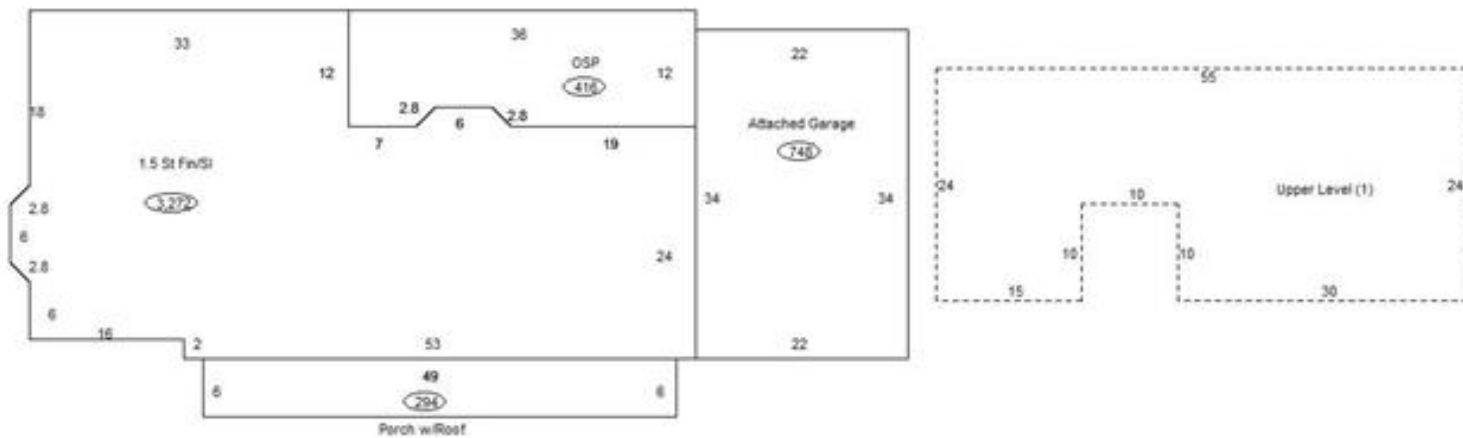
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Sketch Image

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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/SI	2,052	1.595	3,272
2	G	1		13	Attached Garage	748	1.000	748
3	M	PRCH		13	SLBC	294	1.000	294
4	M	PATO		13	Open Slab	416	1.000	416
5	U	^UL		13	Upper Level (1)	1,220	1.000	1,220
Total Building Area						2,052		3,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			245	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 245)		1,147		1,147	172	975
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	7,500	17,500