



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002403 Parcel ID 000000-00-0-10285-001-0009 Cadastral ID 03-21-16-04690 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341401 HUGHES, JON LESLIE & KELLY DAWN 1701 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01701 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0009 / 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: 36.32567730 -95.59134142																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.369		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	103,195.00 x 1.18 =	121,703	
Factor Value			
Adjustments	1.7000		
Lot Value		206,895	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,836 / 3,526
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,836
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 4.5 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	512,756	145.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	466,420		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.96	Total Misc Impr	+ 23,841
Roofing Adj	+ 4.88	Garage Cost	+ 38,341
Subfloor Adj	+ -3.52	Total RCN	= 516,789
Heat/Cool Adj	+ 17.38	Depreciation (29%)	- 149,869
Plumbing Adj	+ 10.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 366,920
Adj Base Cost	= 128.93	Lot Value	+ 206,895
Total Area	x 3,526	Indicated Value	= 573,815
Adjusted Cost	= 454,607	Value Per SqFt	162.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	366,920		
Lot Value	206,895		
Indicated Value	573,815	162.74	Per SqFt
Agland Value			
Site Improvements	11,400		
Total Value	585,215	165.97	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	6437		303	303	35.18		10,660
PRCH	SLAB PORCH - COVERED	6438	13x6		78	36.39		2,838
PRCH	SLAB PORCH - COVERED	6439	18x4		72	36.41		2,622



Rogers

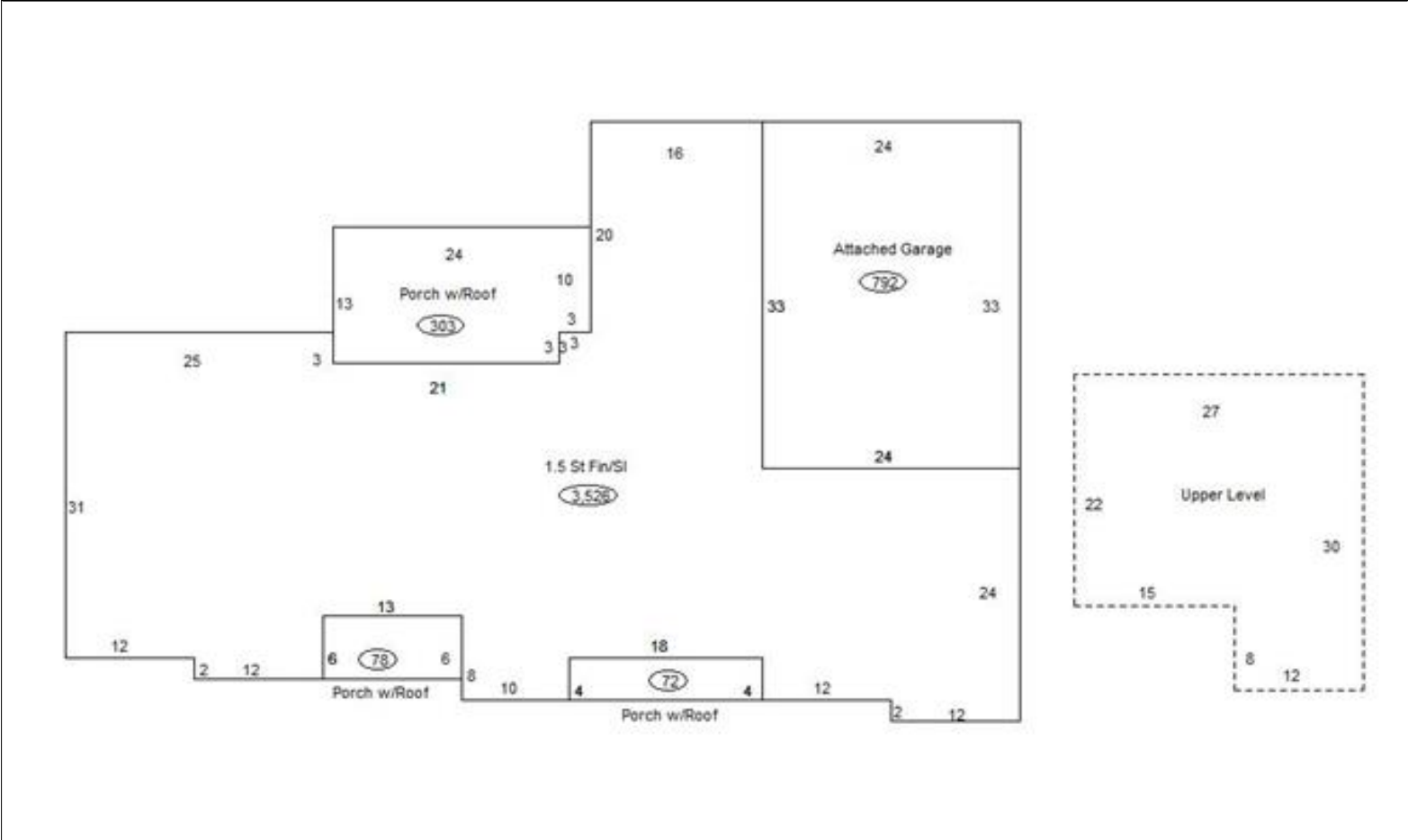
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Sketch Image

660002403



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	2,836	1.243	3,526
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	303	1.000	303
4	M	PRCH		13	SLBC	78	1.000	78
5	M	PRCH		13	SLBC	72	1.000	72
6	U	^UL	Overhang	13	Upper Level	690	1.000	690
Total Building Area						2,836		3,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2002	Eff Age 18	
		Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	18,600	11,400