



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:07:02
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Assessment Data					Primary Image																																												
Account	660002404																																																
Parcel ID	000000-00-0-10285-001-0010																																																
Cadastral ID	03-21-16-04700																																																
Property Type	REAL - Real Property																																																
Property Class	URP	VI Area	1																																														
Tax Area	17 - CLAREMORE OT																																																
Name ID	32144																																																
SALLAK, HUSSEIN M																																																	
1705 OAKRIDGE DR CLAREMORE OK 74017-0000																																																	
Parcel Location																																																	
Situs	01705 OAK RIDGE DR																																																
Subdivision	OAK RIDGE ESTATES I																																																
Lot/Block	0010 / 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 Lat/Long: 36.32612319 -95.59133760																																																	
Building Permits																																																	
LOT 10 BLOCK 1 OAK RIDGE ESTATES I																																																	
<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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Exemptions																																																	
Code	Type	Active	Maximum	Exemption	Sale History																																												
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																								
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660002404	SALLAK, HUSSEIN M	17	519,960	1000	41,195	3,808.00																																										
2024	2024-660002404	SALLAK, HUSSEIN M	17	534,556	1000	39,967	3,694.00																																										
2023	2023-660002404	SALLAK, HUSSEIN M	17	425,077	1000	38,774	3,552.00																																										
2022	2022-660002404	SALLAK, HUSSEIN M	17	419,469	1000	37,615	3,482.00																																										
2021	2021-660002404	SALLAK, HUSSEIN M	17	394,533	1000	36,491	3,222.00																																										
2020	2020-660002404	SALLAK, HUSSEIN M	17	387,867	1000	35,399	3,241.00																																										
2019	2019-660002404	SALLAK, HUSSEIN M	17	372,181	1000	34,339	3,180.00																																										
2018	2018-660002404	SALLAK, HUSSEIN M	17	382,562	1000	33,309	3,078.00																																										
2017	2017-660002404	SALLAK, HUSSEIN M	17	379,375	1000	32,310	2,967.00																																										
2016	2016-660002404	SALLAK, HUSSEIN M	17	294,000	1000	31,340	2,942.00																																										
2015	2015-660002404	SALLAK, HUSSEIN M	17	294,000	1000	31,340	2,827.00																																										
2014	2014-660002404	SALLAK, HUSSEIN M	17	294,000	1000	31,340	2,906.00																																										
2013	2013-660002404	SALLAK, HUSSEIN M	17	294,000	1000	31,340	2,868.00																																										




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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3938 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 104,276.00 x 1.17 = 122,125 Factor Value Adjustments 1.0000 Lot Value 122,125		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,461 / 4,336
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,461
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	528,606	121.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	532,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.23	Total Misc Impr	+ 19,538				
Roofing Adj	+ 3.30	Garage Cost	+ 32,088				
Subfloor Adj	+ -2.61	Total RCN	= 580,705				
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 180,019				
Plumbing Adj	+ 7.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 400,686				
Adj Base Cost	= 122.02	Lot Value	+ 122,125				
Total Area	x 4,336	Indicated Value	= 522,811				
Adjusted Cost	= 529,079	Value Per SqFt	120.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,686		
Lot Value	122,125		
Indicated Value	522,811	120.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	522,811	120.57	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	6443	10x8		80	32.94		2,635
PATO	SLAB PORCH - OPEN	6444	896		896	10.78		9,659

