



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	660002406													
Parcel ID	000000-00-0-10285-001-0012													
Cadastral ID	03-21-16-04720													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	308390													
BENNETT, CHRIS M & JENNIFER L														
1801 NE OAK RIDGE DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01801 OAK RIDGE DR													
Subdivision	OAK RIDGE ESTATES I													
Lot/Block	0012 / 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: 36.32701191 -95.59132572														
Building Permits														
LOT 12 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2279/688	BROCKMAN, JOHN E &	10/15/2012	215,000	YES					
					2007/397	FARBRO, ANN L	02/25/2009	227,500	YES					
					1553/173	FARBRO, BARRY A	12/29/2003	0						
					911/556	SAVAGE, SCOTT &	04/13/1993	19,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2013	Land Value	122,357	73,475	11%	8,082	Assessed	36,750	3,396.80					
Year Frozen	0	Improvements	260,618	260,618		28,668	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	382,975	334,093		36,750	Total Taxable	35,750	3,304.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002406	BENNETT, CHRIS M & JENNIFER L	17	381,109	1000	34,680	3,205.00							
2024	2024-660002406	BENNETT, CHRIS M & JENNIFER L	17	385,806	1000	33,641	3,109.00							
2023	2023-660002406	BENNETT, CHRIS M & JENNIFER L	17	305,876	1000	32,632	2,989.00							
2022	2022-660002406	BENNETT, CHRIS M & JENNIFER L	17	302,063	1000	31,652	2,930.00							
2021	2021-660002406	BENNETT, CHRIS M & JENNIFER L	17	291,265	1000	30,701	2,711.00							
2020	2020-660002406	BENNETT, CHRIS M & JENNIFER L	17	286,513	1000	29,778	2,727.00							
2019	2019-660002406	BENNETT, CHRIS M & JENNIFER L	17	271,651	1000	28,882	2,675.00							
2018	2018-660002406	BENNETT, CHRIS M & JENNIFER L	17	279,073	1000	29,698	2,744.00							
2017	2017-660002406	BENNETT, CHRIS M & JENNIFER L	17	276,793	1000	29,447	2,704.00							
2016	2016-660002406	BENNETT, CHRIS M & JENNIFER L	17	269,734	1000	28,616	2,686.00							
2015	2015-660002406	BENNETT, CHRIS M & JENNIFER L	17	261,395	1000	27,753	2,503.00							
2014	2014-660002406	BENNETT, CHRIS M & JENNIFER L	17	263,949	1000	27,132	2,516.00							
2013	2013-660002406	BENNETT, CHRIS M & JENNIFER L	17	248,293	1000	26,312	2,408.00							



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4075 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 104,871.00 x 1.17 = 122,357 Factor Value Adjustments 1.0000 Lot Value 122,357		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_001: 3/28/2023</p>

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	100% Veneer, Masonry
Base/Total Area	1,400 / 2,730
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	341,949	125.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	394,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.01	Total Misc Impr	+	13,368			
Roofing Adj	+ 2.98	Garage Cost	+	27,684			
Subfloor Adj	+ -1.93	Total RCN	=	376,405			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	116,686			
Plumbing Adj	+ 9.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	259,719			
Adj Base Cost	= 122.84	Lot Value	+	122,357			
Total Area	x 2,730	Indicated Value	=	382,076			
Adjusted Cost	= 335,353	Value Per SqFt		139.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,719		
Lot Value	122,357		
Indicated Value	382,076	139.95	Per SqFt
Agland Value			
Site Improvements	899		
Total Value	382,975	140.28	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	6454	7x3		21	29.46		619
PRCH	SLAB PORCH - COVERED	6455	11x4		44	29.39		1,293
PATO	SLAB PORCH - OPEN	6456	25		25	12.93		323
PATO	SLAB PORCH - OPEN	6458	412		412	9.69		3,992
PATO	SLAB PORCH - OPEN	144949	11x5		55	12.93		711



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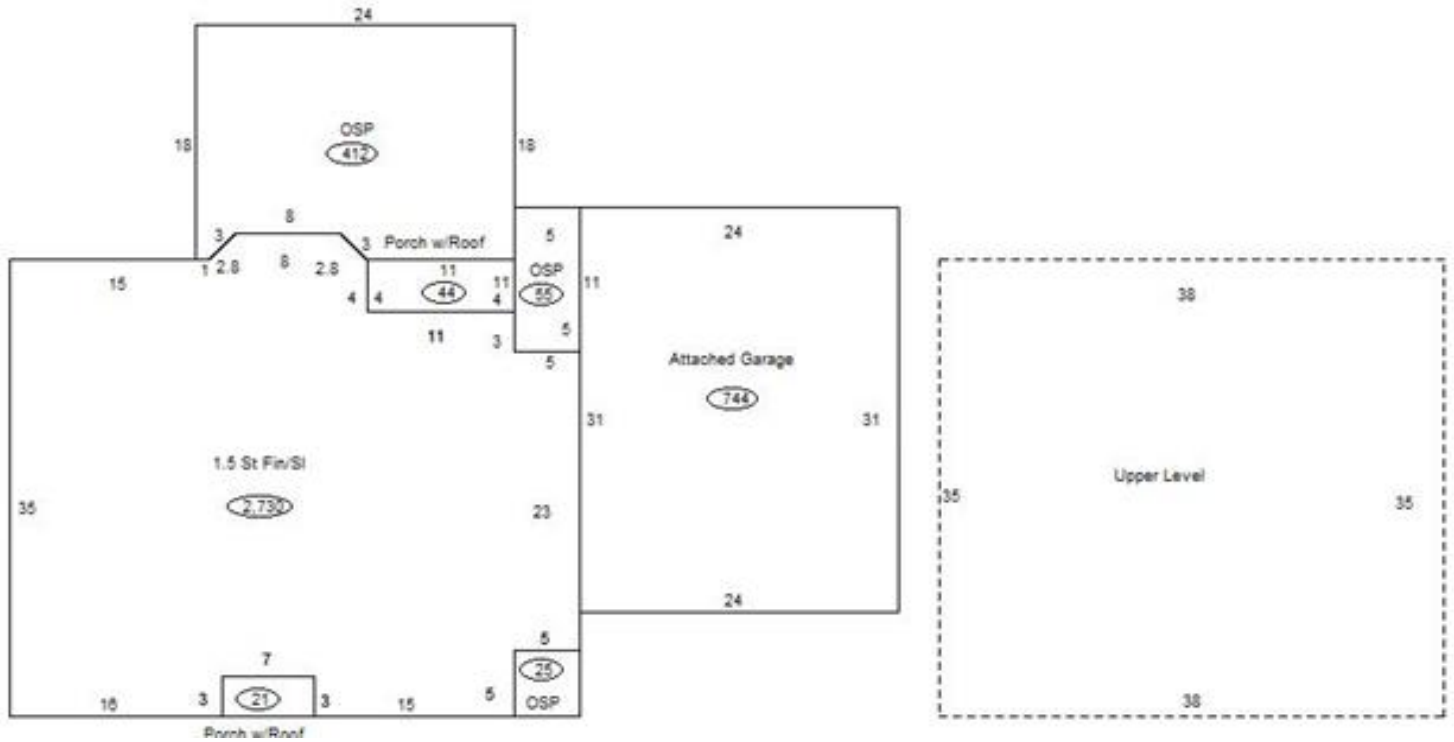
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Sketch Image

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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	1,400	1.950	2,730
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PRCH		13	SLBC	44	1.000	44
5	M	PATO		13	Open Slab	25	1.000	25
6	U	^UL	Overhang	13	Upper Level	1,330	1.000	1,330
7	M	PATO		13	Open Slab	412	1.000	412
8	M	PATO		13	Open Slab	55	1.000	55
Total Building Area						1,400		2,730



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192)		899			899	899