



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:07:04
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Assessment Data					Primary Image																																																																																																																				
Account 660002408 Parcel ID 000000-00-0-10285-001-0014 Cadastral ID 03-21-16-04740 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330300 RUSSO, RODDY & DAWN LIVING TRUST 1901 NE OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01901 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0014 / 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: 36.32791326 -95.59132975																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3727	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,356.00 x 1.18 = 121,766	
Factor Value		
Adjustments	1.0000	
Lot Value	121,766	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,166 / 3,550
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,166
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	822 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1993 / 21

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_001 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	424,783	119.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	451,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.60	Total Misc Impr	+	9,317			
Roofing Adj	+ 4.44	Garage Cost	+	30,587			
Subfloor Adj	+ -2.85	Total RCN	=	469,845			
Heat/Cool Adj	+ 14.47	Depreciation (25%)	-	117,461			
Plumbing Adj	+ 8.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	352,384			
Adj Base Cost	= 121.11	Lot Value	+	121,766			
Total Area	x 3,550	Indicated Value	=	474,150			
Adjusted Cost	= 429,941	Value Per SqFt		133.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,384		
Lot Value	121,766		
Indicated Value	474,150	133.56	Per SqFt
Agland Value			
Site Improvements	6,336		
Total Value	480,486	135.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6466	8x2		16	29.48		472
PRCH	SLAB PORCH - COVERED	6467	311		311	28.44		8,845



Rogers

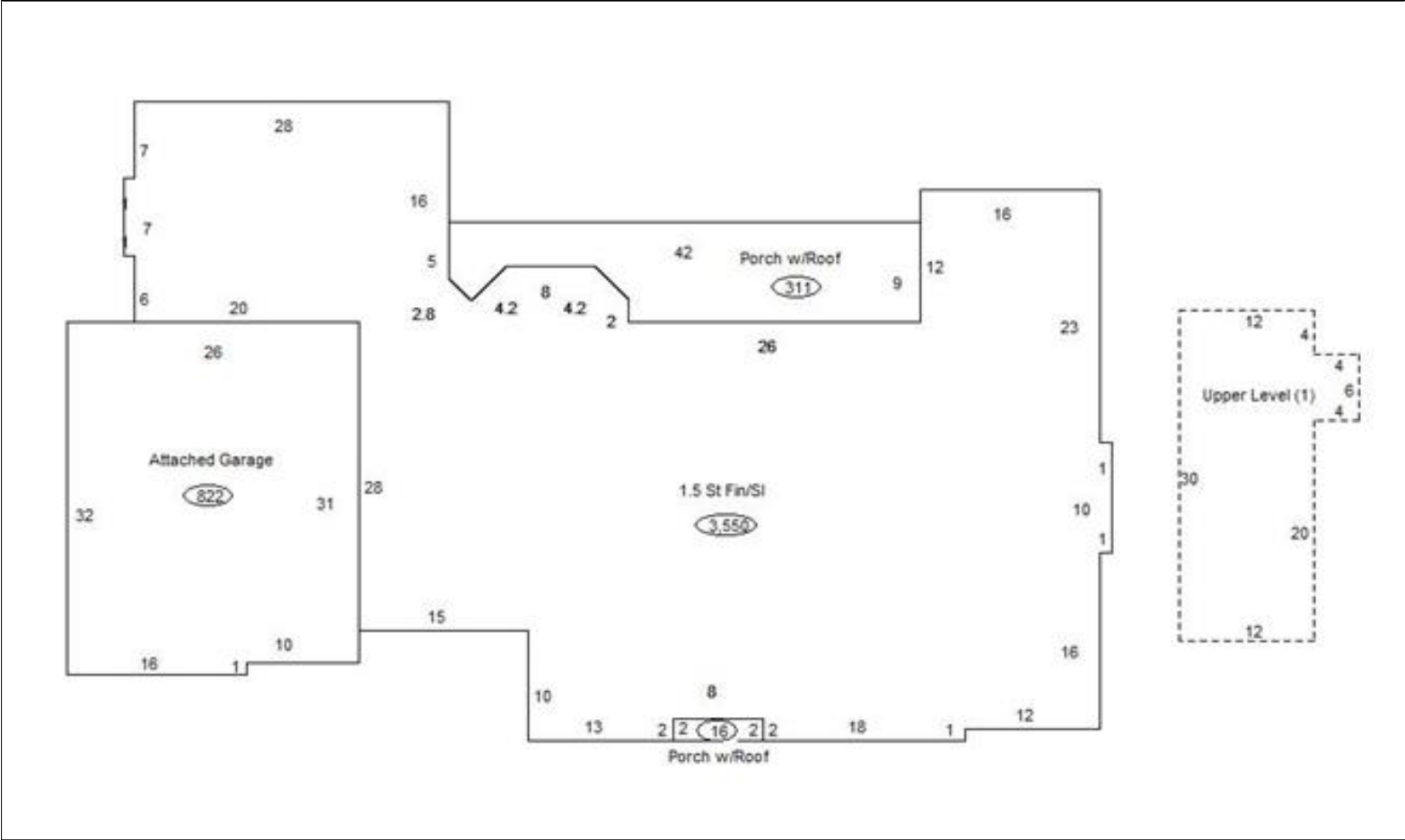
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Sketch Image

660002408



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	3,166	1.121	3,550
2	G	1		13	Attached Garage	822	1.000	822
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	311	1.000	311
5	U	^UL		13	Upper Level (1)	384	1.000	384
Total Building Area						3,166		3,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520	11,520	5,184		6,336