



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:46:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002409 <b>Parcel ID</b> 000000-00-0-10285-001-0015 <b>Cadastral ID</b> 03-21-16-04750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 59014 KNOX, GENE WENDELL &  KATHLEEN SUE PO BOX 1463 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 01905 OAK RIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES I <b>Lot/Block</b> 0015 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32835654 -95.59132975																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3407 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 101,961.00 x 1.19 = 121,222 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 121,222		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,060 / 3,283
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,060
<b>Fixture/RghIn</b>	19 /
<b>Bed/F/H Bath</b>	4 / 4.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	672 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	390,408	118.92	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	443,210 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.31	<b>Total Misc Impr</b>	+ 18,228	<b>Roofing Adj</b>	+ 3.35	<b>Garage Cost</b>	+ 25,260
<b>Subfloor Adj</b>	+ -2.13	<b>Total RCN</b>	= 428,059	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 31%)</b>	- 132,698
<b>Plumbing Adj</b>	+ 9.14	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 295,361
<b>Adj Base Cost</b>	= 117.14	<b>Lot Value</b>	+ 121,222	<b>Total Area</b>	x 3,283	<b>Indicated Value</b>	= 416,583
		<b>Value Per SqFt</b>	126.89	<b>Adjusted Cost</b>	= 384,571		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	295,361		
<b>Lot Value</b>	121,222		
<b>Indicated Value</b>	416,583	126.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,298		
<b>Total Value</b>	424,881	129.42	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	6471	420		420	28.09		11,798



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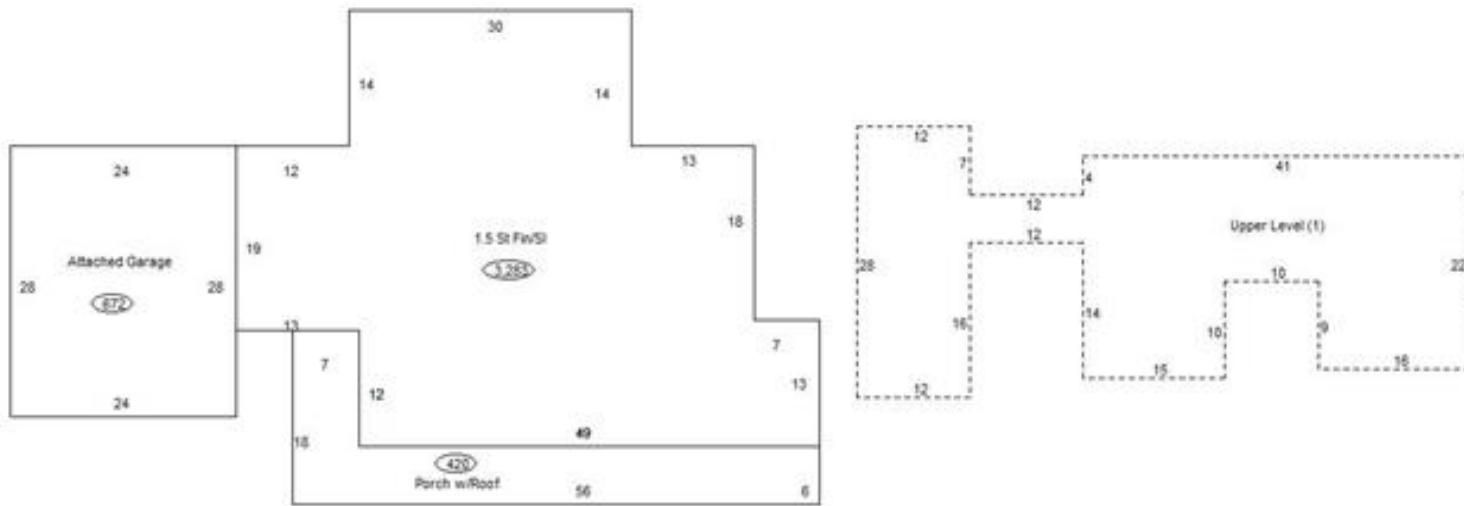
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### Sketch Image

660002409



### 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	2,060	1.594	3,283
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	420	1.000	420
4	U	^UL		13	Upper Level (1)	1,223	1.000	1,223
<b>Total Building Area</b>						<b>2,060</b>		<b>3,283</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			315
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 315)	10,373	10,373	2,075	8,298