



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 660002411 Parcel ID 000000-00-0-10285-001-0017 Cadastral ID 03-21-16-04770 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 306225 BHUIYAN, MOHAMMED 1910 NE OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01910 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0017 / 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: 36.32882673 -95.58901588																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.6093		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	113,662.00 x 1.11 = 125,785		
Factor Value			
Adjustments	1.0000		
Lot Value	125,785		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_001' 3/28/2023

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	3,011 / 4,805
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,011
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	855 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	603,569	125.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	203,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.45	Total Misc Impr	+ 33,232
Roofing Adj	+ 3.53	Garage Cost	+ 38,834
Subfloor Adj	+ -2.74	Total RCN	= 641,507
Heat/Cool Adj	+ 16.31	Depreciation (25%)	- 160,377
Plumbing Adj	+ 5.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 481,130
Adj Base Cost	= 118.51	Lot Value	+ 125,785
Total Area	x 4,805	Indicated Value	= 606,915
Adjusted Cost	= 569,441	Value Per SqFt	126.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	481,130		
Lot Value	125,785		
Indicated Value	606,915	126.31	Per SqFt
Agland Value			
Site Improvements	9,600		
Total Value	616,515	128.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	6480		272	272	32.03		8,712
PRCH	SLAB PORCH - COVERED	6481		187	187	32.33		6,046
PATO	SLAB PORCH - OPEN	6483		366	366	10.89		3,986



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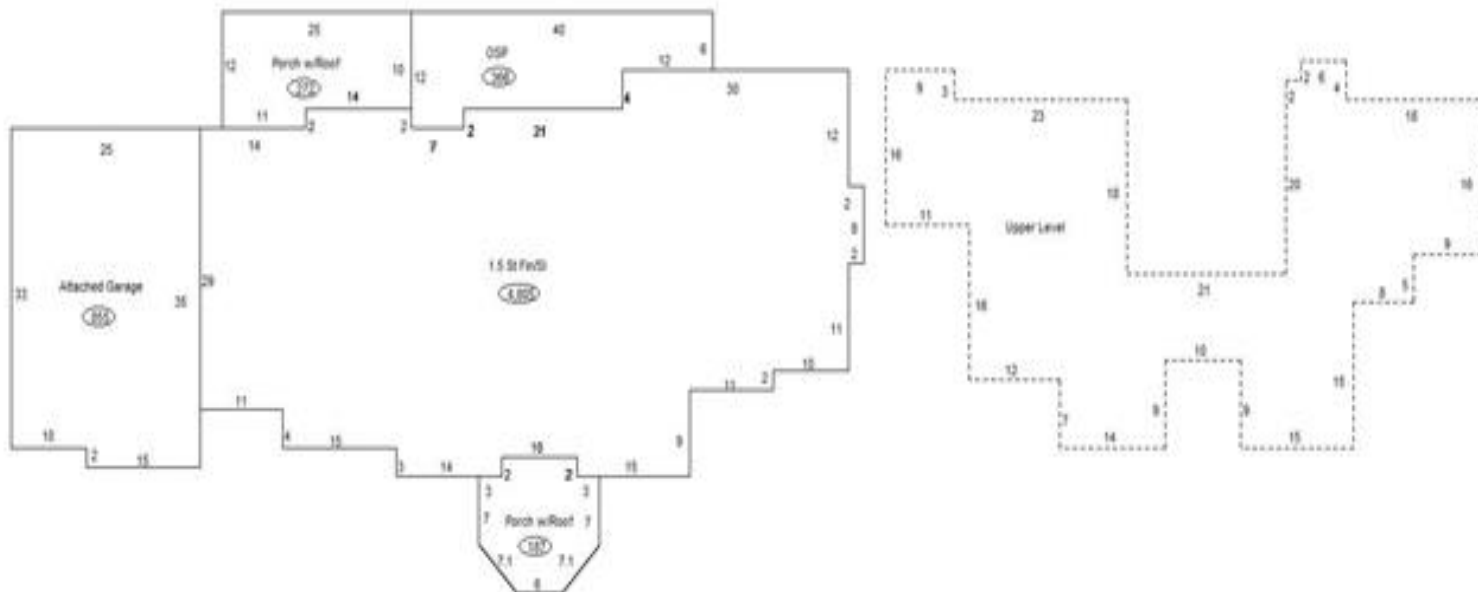
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Sketch Image

660002411



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	3,011	1.596	4,805
2	G	1		13	Attached Garage	855	1.000	855
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	187	1.000	187
5	U	^UL		13	Upper Level	1,794	1.000	1,794
6	M	PATO		13	Open Slab	366	1.000	366
Total Building Area						3,011		4,805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x30x0			600
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 600)	9,600		9,600	9,600