




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 660002412 Parcel ID 000000-00-0-10285-001-0018 Cadastral ID 03-21-16-04780 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342198 LEDFERD, RONALD H & JENNIFER A 1906 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01906 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">03/28/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_001 3/28/2023</p>														
Legal Description Lot/Long: 36.32836110 -95.58900941																			
LOT 18 BLOCK 1 OAK RIDGE ESTATES I					Building Permits <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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	LAMARSH, REBECCA ANN	08/31/2023	350,000	YES										
					/	ELLIOTT, DAVID W	08/30/2022	319,000	YES										
					874/480	SELLER	02/24/1992	115,000	Yes										
					868/426	SELLER	11/27/1991	122,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value	123,952	123,952	11%	13,635	Assessed	39,445										
Year Frozen	0		Improvements	234,634	234,634		25,810	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	358,586	358,586		39,445	Total Taxable	39,445										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002412	LEDFERD, RONALD H &			17	349,802	0	38,479	3,557.00										
2024	2024-660002412	LEDFERD, RONALD H &			17	350,656	0	38,572	3,565.00										
2023	2023-660002412	LEDFERD, RONALD H &			17	319,000	0	35,090	3,214.00										
2022	2022-660002412	LAMARSH, REBECCA ANN			17	237,542	1000	25,130	2,326.00										
2021	2021-660002412	ELLIOTT, DAVID W			17	231,683	1000	24,485	2,162.00										
2020	2020-660002412	ELLIOTT, DAVID W			17	228,072	1000	24,088	2,206.00										
2019	2019-660002412	ELLIOTT, DAVID W			17	227,808	1000	24,059	2,228.00										
2018	2018-660002412	ELLIOTT, DAVID W			17	233,911	1000	24,730	2,285.00										
2017	2017-660002412	ELLIOTT, DAVID W			17	232,041	1000	24,525	2,252.00										
2016	2016-660002412	ELLIOTT, DAVID W			17	226,372	1000	23,826	2,236.00										
2015	2015-660002412	ELLIOTT, DAVID W			17	219,251	1000	23,103	2,084.00										
2014	2014-660002412	ELLIOTT, DAVID W			17	222,315	1000	22,401	2,077.00										
2013	2013-660002412	ELLIOTT, DAVID W			17	210,490	1000	21,720	1,988.00										



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2683	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	98,807.00 x 1.21 = 119,992	
Factor Value		
Adjustments	1.0330	
Lot Value	123,952	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,488 / 2,371
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1991 / 18



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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	268,284	113.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	277,140		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.25	Total Misc Impr	+	11,905			
Roofing Adj	+ 2.92	Garage Cost	+	18,988			
Subfloor Adj	+ -1.38	Total RCN	=	293,292			
Heat/Cool Adj	+ 12.64	Depreciation (20%)	-	58,658			
Plumbing Adj	+ 8.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	234,634			
Adj Base Cost	= 110.67	Lot Value	+	123,952			
Total Area	x 2,371	Indicated Value	=	358,586			
Adjusted Cost	= 262,399	Value Per SqFt		151.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,634		
Lot Value	123,952		
Indicated Value	358,586	151.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	358,586	151.24	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6486	18x12		216	26.25		5,670
PATO	SLAB PORCH - OPEN	6487	9x6		54	11.48		620



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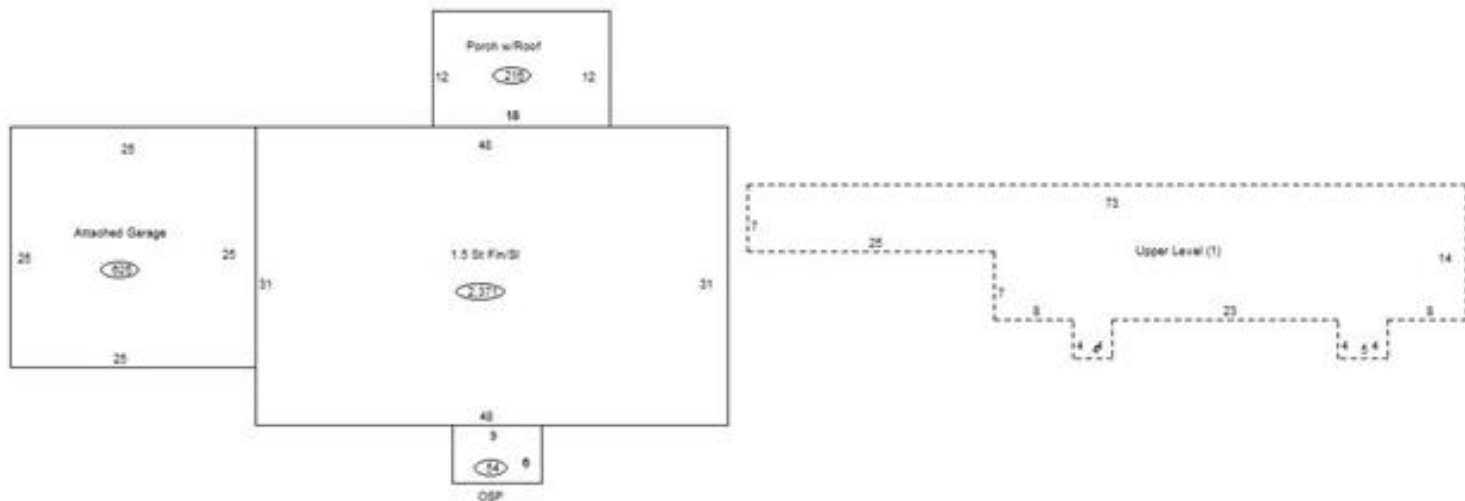
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Sketch Image

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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	1,488	1.593	2,371
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PATO		13	Open Slab	54	1.000	54
5	U	^UL		13	Upper Level (1)	883	1.000	883
Total Building Area						1,488		2,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				