



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002416 Parcel ID 000000-00-0-10285-001-0022 Cadastral ID 03-21-16-04820 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 79894 FLEETWOOD, TIMOTHY W & JULIE A REVOCABLE TRUST 1710 OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01710 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0022 / 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: 36.32660526 -95.58902429																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.2781		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	99,234.00 x 1.21 = 120,158		
Factor Value			
Adjustments	1.0000		
Lot Value	120,158		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_002: 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,150 / 3,518
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,150
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 4.5 /
Basement Area	
Garage Type	640 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	
Adjusted R	0.8445		
Indicated Value	370,006	105.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	478,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.90	Total Misc Impr	+ 5,219				
Roofing Adj	+ 3.89	Garage Cost	+ 19,392				
Subfloor Adj	+ -1.84	Total RCN	= 425,804				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 131,999				
Plumbing Adj	+ 7.45	Lump Sums	+ 5,485				
Basement Adj	+ 0.00	RCNLD	= 299,290				
Adj Base Cost	= 114.04	Lot Value	+ 120,158				
Total Area	x 3,518	Indicated Value	= 419,448				
Adjusted Cost	= 401,193	Value Per SqFt	119.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	299,290		
Lot Value	120,158		
Indicated Value	419,448	119.23	Per SqFt
Agland Value			
Site Improvements	13,736		
Total Value	433,184	123.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6510	27x6		162	26.42		4,280
WODO	WOOD DECK - OPEN	6511	27x24		648	16.93	50%	5,485
PRCH	SLAB PORCH - COVERED	6512	7x5		35	26.82		939



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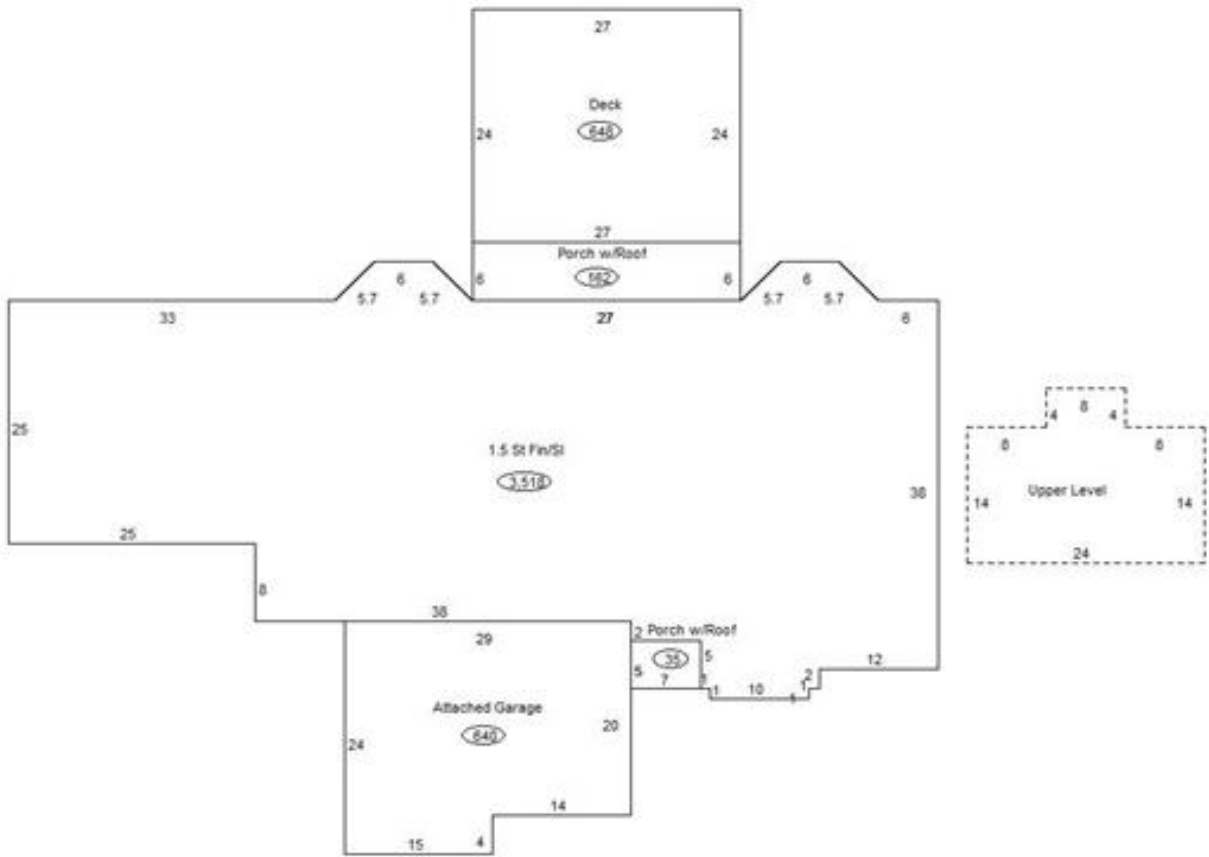
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Sketch Image

660002416



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/Sl	3,150	1.117	3,518
2	G	1		13	Attached Garage	640	1.000	640
3	U	^UL	Overhang	13	Upper Level	368	1.000	368
4	M	PRCH		13	SLBC	162	1.000	162
5	M	WODO		13	WODO	648	1.000	648
6	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						3,150		3,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (13,750.00 x 1) 13,750		Modifier Total	RCN 13,750	Depr (5% Phys/ % Func) 688	RCNLD 13,062
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN 899	Depr (25% Phys/ % Func) 225	RCNLD 674