



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 660002417 Parcel ID 000000-00-0-10285-001-0023 Cadastral ID 03-21-16-04830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 296607 MEISINGER, COLE & DARLA A 1706 OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01706 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0023 / 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: 36.32617080 -95.58902914 LOT 23 BLOCK 1 OAK RIDGE ESTATES I																																																																																																																				
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2792 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 99,284.00 x 1.21 = 120,178 Factor Value Adjustments 1.0000 Lot Value 120,178		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,905 / 3,765
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,905
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	438,504 116.47 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	460,530 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.05	Total Misc Impr	+ 10,969				
Roofing Adj	+ 3.88	Garage Cost	+ 20,800				
Subfloor Adj	+ -2.48	Total RCN	= 460,414				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 128,916				
Plumbing Adj	+ 5.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 331,498				
Adj Base Cost	= 113.85	Lot Value	+ 120,178				
Total Area	x 3,765	Indicated Value	= 451,676				
Adjusted Cost	= 428,645	Value Per SqFt	119.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	331,498		
Lot Value	120,178		
Indicated Value	451,676	119.97	Per SqFt
Agland Value			
Site Improvements	25,500		
Total Value	477,176	126.74	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	6515	9x3		27	29.44		795
PATO	SLAB PORCH - OPEN	6516	384		384	9.75		3,744



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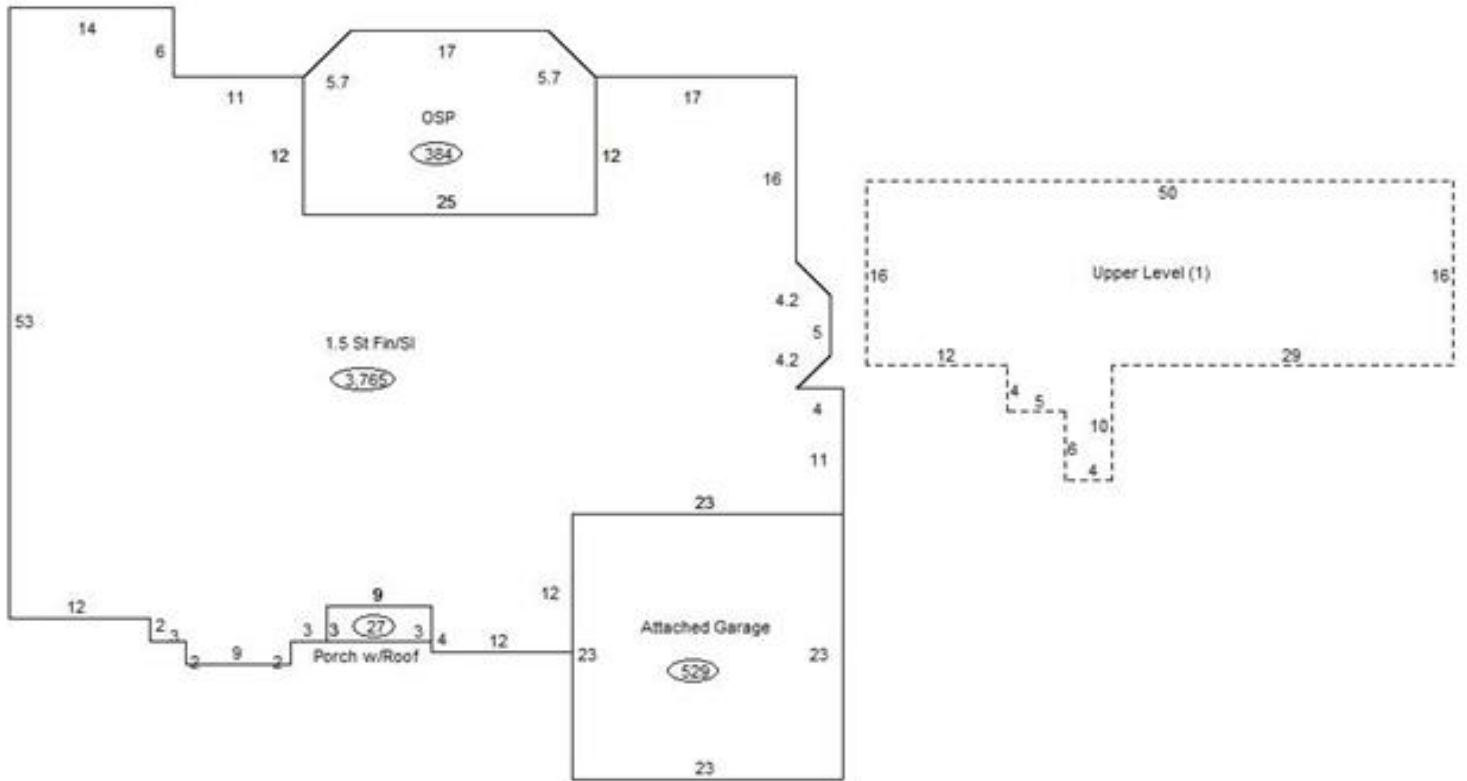
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Sketch Image

660002417



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	2,905	1.296	3,765
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	27	1.000	27
4	M	PATO		13	Open Slab	384	1.000	384
5	U	^UL		13	Upper Level (1)	860	1.000	860
Total Building Area						2,905		3,765



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2009	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500
	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)				