



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:27:53
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Assessment Data					Primary Image																																																																																																																				
Account 660002418 Parcel ID 000000-00-0-10285-001-0024 Cadastral ID 03-21-16-04840 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305427 ROBERTS, RYAN MATTHEW & KENDAL MICHELLE 1702 OAKRIDGE DR CLAREMORE OK 74017-1441 Parcel Location Situs 01702 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0024 / 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: 36.32571868 -95.58895807																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4179	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	105,324.00 x 1.16 = 122,534	
Factor Value		
Adjustments	1.0000	
Lot Value	122,534	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,848 / 2,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

Cost Approach		Manual : 01/2025	
Base Cost	96.03	Total Misc Impr	+ 18,968
Roofing Adj	+ 3.58	Garage Cost	+ 19,359
Subfloor Adj	+ -2.29	Total RCN	= 379,438
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 121,420
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,018
Adj Base Cost	= 120.79	Lot Value	+ 122,534
Total Area	x 2,824	Indicated Value	= 380,552
Adjusted Cost	= 341,111	Value Per SqFt	134.76

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	333,181	117.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	386,800		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,018		
Lot Value	122,534		
Indicated Value	380,552	134.76	Per SqFt
Agland Value			
Site Improvements	9,592		
Total Value	390,144	138.15	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	6520	10x5		50	29.37		1,469
PRCH	SLAB PORCH - COVERED	6521	17x12		204	28.78		5,871
PRCH	SLAB PORCH - COVERED	6522	18x10		180	28.88		5,198



Rogers

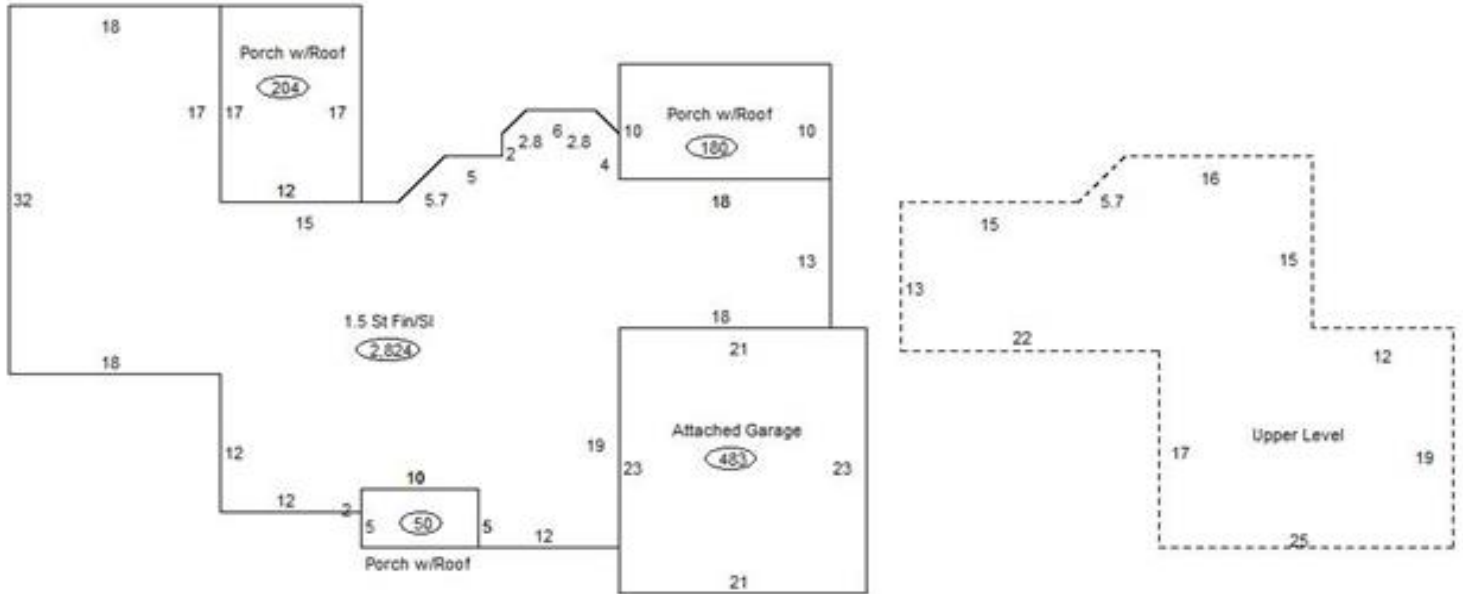
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Sketch Image

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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/Sl	1,848	1.528	2,824
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	204	1.000	204
5	M	PRCH		13	SLBC	180	1.000	180
6	U	^UL	Overhang	13	Upper Level	976	1.000	976
Total Building Area						1,848		2,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	16,250	8,750



STF	STG FAIR		10x20x0		200
Qual 2	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (4.68 x 200)	936		936	94	842