



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 660002419 Parcel ID 000000-00-0-10285-001-0025 Cadastral ID 03-21-16-04850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 53854 FOX, TIMOTHY L & ALICIA K LIVING TRUST 1610 OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01610 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0025 / 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: 36.32535563 -95.58955868																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0212	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,484.00 x 1.78 = 79,193	
Factor Value		
Adjustments	1.0000	
Lot Value	79,193	

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	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	3,065 / 4,558
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,065
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,095 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	89.32	Total Misc Impr	+	15,335			
Roofing Adj	+ 3.35	Garage Cost	+	40,745			
Subfloor Adj	+ -2.16	Total RCN	=	560,058			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	179,219			
Plumbing Adj	+ 5.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	380,839			
Adj Base Cost	= 110.57	Lot Value	+	79,193			
Total Area	x 4,558	Indicated Value	=	460,032			
Adjusted Cost	= 503,978	Value Per SqFt		100.93			



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	538,803	118.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	602,390		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	380,839		
Lot Value	79,193		
Indicated Value	460,032	100.93	Per SqFt
Agland Value			
Site Improvements	10,500		
Total Value	470,532	103.23	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	6526		50	50	29.37		1,469
PRCH	SLAB PORCH - COVERED	6527	26x10		260	28.60		7,436



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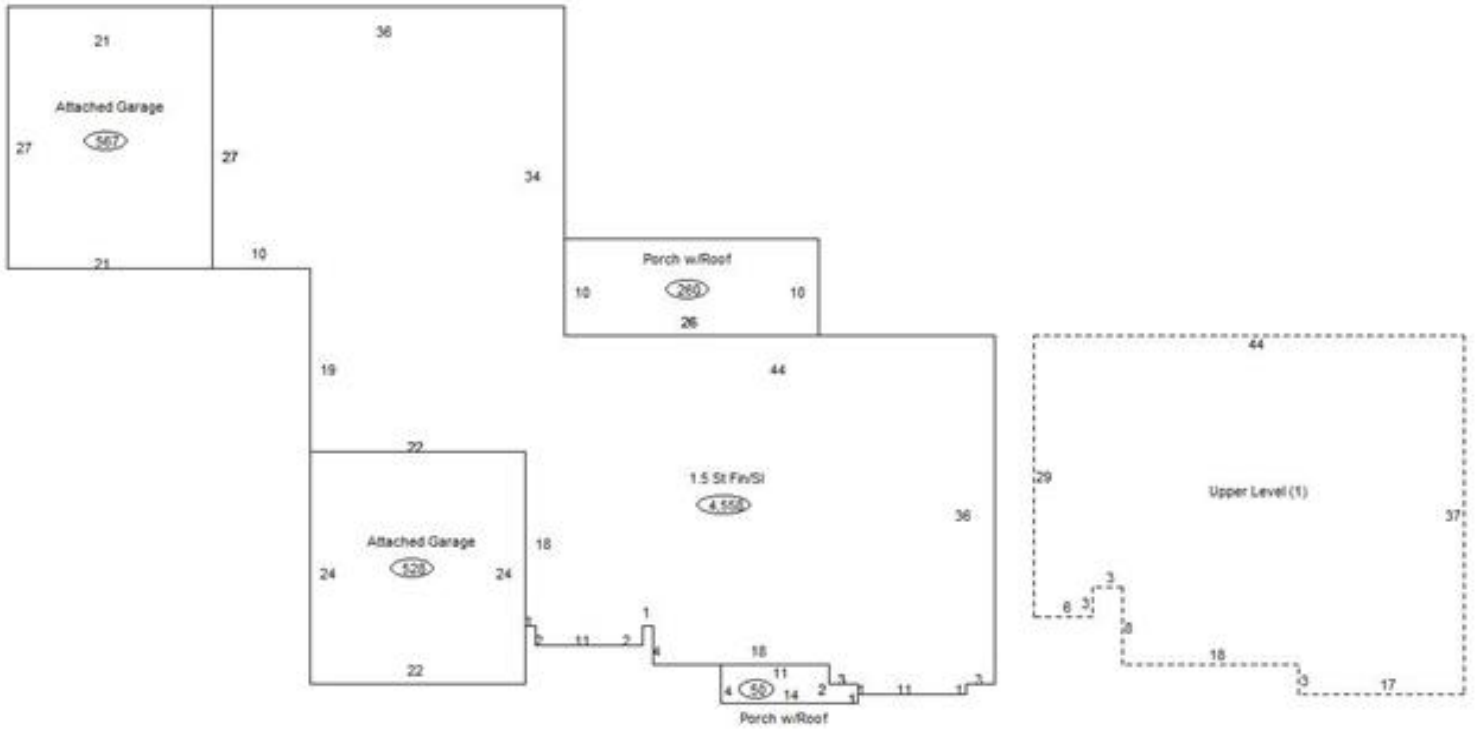
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Sketch Image

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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/Sl	3,065	1.487	4,558
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	260	1.000	260
5	G	1		13	Attached Garage	567	1.000	567
6	U	^UL		13	Upper Level (1)	1,493	1.000	1,493
Total Building Area						3,065		4,558



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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	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	19,500	10,500