



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	660002423													
Parcel ID	000000-00-0-10285-001-0029													
Cadastral ID	03-21-16-04890													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	338268													
WRIGHT, CODY & KRISTIN														
1510 NE OAKRIDGE DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01510 OAK RIDGE DR													
Subdivision	OAK RIDGE ESTATES I													
Lot/Block	0029 / 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: 36.32372414 -95.58959399														
Building Permits														
LOT 29 BLOCK 1 OAK RIDGE ESTATES I														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	HEFNER, ROBBY G & CINDY ELLEN	05/03/2022	725,000	YES										
2465/142	BURRAGE, MICHAEL SEAN &	04/01/2015	478,500	YES										
1192/897	REINECKE, NINA S	09/17/1999	425,000	No										
889/846	REINECKE, DAVID M	08/18/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2023	Land Value	150,047	150,047	11%	16,505	Assessed	77,777 7,188.93						
Year Frozen	0	Improvements	557,021	557,021		61,272	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	707,068	707,068		77,777	Total Taxable	76,777 7,096.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002423	WRIGHT, CODY & KRISTIN	17	712,666	1000	77,393	7,153.00							
2024	2024-660002423	WRIGHT, CODY & KRISTIN	17	725,000	1000	78,750	7,278.00							
2023	2023-660002423	WRIGHT, CODY & KRISTIN	17	725,000	0	79,750	7,305.00							
2022	2022-660002423	WRIGHT, CODY & KRISTIN	17	557,533	0	59,250	5,485.00							
2021	2021-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	512,986	0	56,428	4,983.00							
2020	2020-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	508,788	0	55,823	5,112.00							
2019	2019-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	483,320	0	53,165	4,924.00							
2018	2018-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	497,447	0	54,719	5,056.00							
2017	2017-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	492,687	0	54,196	4,977.00							
2016	2016-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	479,161	0	52,708	4,947.00							
2015	2015-660002423	HEFNER, ROBBY G & CINDY ELLEN	17	403,257	1000	41,258	3,721.00							
2014	2014-660002423	BURRAGE, MICHAEL SEAN &	17	409,573	1000	40,027	3,712.00							
2013	2013-660002423	BURRAGE, MICHAEL SEAN &	17	384,780	1000	38,832	3,553.00							



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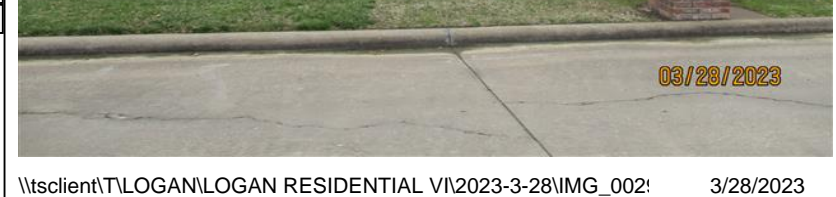
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0333	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,009.00 x 1.77 = 79,640	
Factor Value		
Adjustments	1.8841	
Lot Value	150,047	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,300 / 4,252
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,300
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.5 /
Basement Area	
Garage Type	952 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1992 / 19



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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	668,249	157.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	724,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.13	Total Misc Impr	+	26,481			
Roofing Adj	+ 4.91	Garage Cost	+	48,942			
Subfloor Adj	+ -3.33	Total RCN	=	664,495			
Heat/Cool Adj	+ 18.45	Depreciation (22%)	-	146,189			
Plumbing Adj	+ 10.38	Lump Sums	+	16,215			
Basement Adj	+ 0.00	RCNLD	=	534,521			
Adj Base Cost	= 138.54	Lot Value	+	150,047			
Total Area	x 4,252	Indicated Value	=	684,568			
Adjusted Cost	= 589,072	Value Per SqFt		161.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	534,521		
Lot Value	150,047		
Indicated Value	684,568	161.00	Per SqFt
Agland Value			
Site Improvements	22,500		
Total Value	707,068	166.29	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	6544	520		520	35.16		18,283
WODO	WOOD DECK - OPEN	6545	1380		1,380	23.50	50%	16,215



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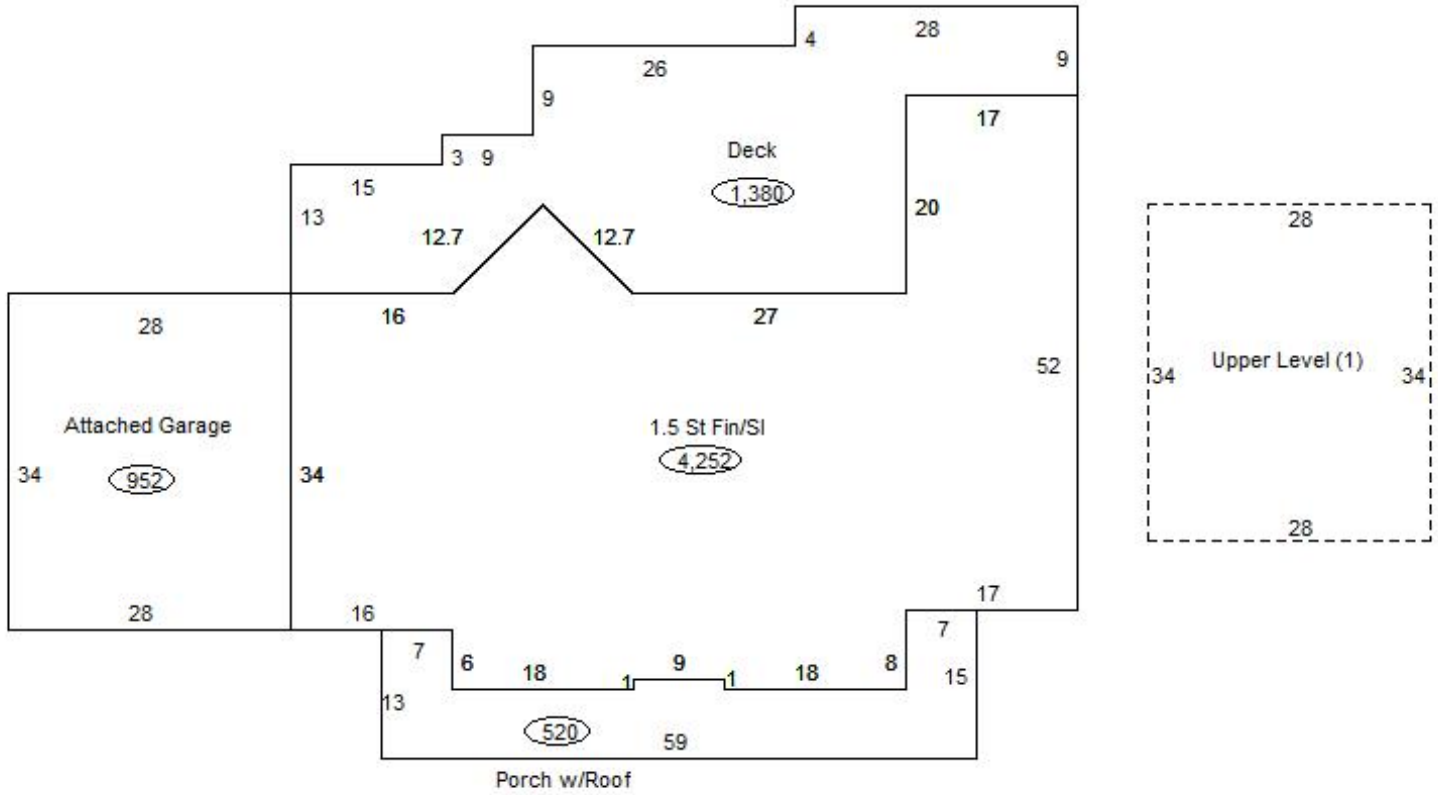
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,300	1.288	4,252
2	M	PRCH		20	SLBC	520	1.000	520
3	M	WODO		20	WODO	1,380	1.000	1,380
4	G	1		20	Attached Garage	952	1.000	952
5	U	^UL		20	Upper Level (1)	952	1.000	952
Total Building Area						3,300		4,252



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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 (% Phys/ 25% Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	7,500	22,500