



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:14:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002427 <b>Parcel ID</b> 000000-00-0-10285-001-0033 <b>Cadastral ID</b> 03-21-16-04930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 285707 ALDERSON, PENNY TRUST  1007 OAK RIDGE CIR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01007 OAK RIDGE CIR <b>Subdivision</b> OAK RIDGE ESTATES I <b>Lot/Block</b> 0033 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32220748 -95.58989503																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1048 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,125.00 x 1.71 = 82,288 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 82,288		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3.5 - Average <b>Architecture</b> R3 Res Nbhd 3 <b>Style</b> 100% One Story <b>Exterior Wall</b> 75% Veneer, Masonry 25% Frame, Siding, Wood <b>Base/Total Area</b> 2,689 / 2,689 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 2,689 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 3 / 2.5 / <b>Basement Area</b> <b>Garage Type</b> 857 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1989 / 28		

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_003: 3/28/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	343,272	127.66	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	381,470		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	263,514		
<b>Lot Value</b>	82,288		
<b>Indicated Value</b>	345,802	128.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	345,802	128.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.35	<b>Total Misc Impr</b>	+ 14,808				
<b>Roofing Adj</b>	+ 5.11	<b>Garage Cost</b>	+ 31,889				
<b>Subfloor Adj</b>	+ -3.30	<b>Total RCN</b>	= 396,106				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 35%)</b>	- 138,637				
<b>Plumbing Adj</b>	+ 8.31	<b>Lump Sums</b>	+ 6,045				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 263,514				
<b>Adj Base Cost</b>	= 129.94	<b>Lot Value</b>	+ 82,288				
<b>Total Area</b>	x 2,689	<b>Indicated Value</b>	= 345,802				
<b>Adjusted Cost</b>	= 349,409	<b>Value Per SqFt</b>	128.60				

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
PATO	SLAB PORCH - OPEN	6564		202	202	11.85		2,394
WODO	WOOD DECK - OPEN	6565		336	336	19.14	6%	6,045
PRCH	SLAB PORCH - COVERED	6566		208	208	28.77		5,984



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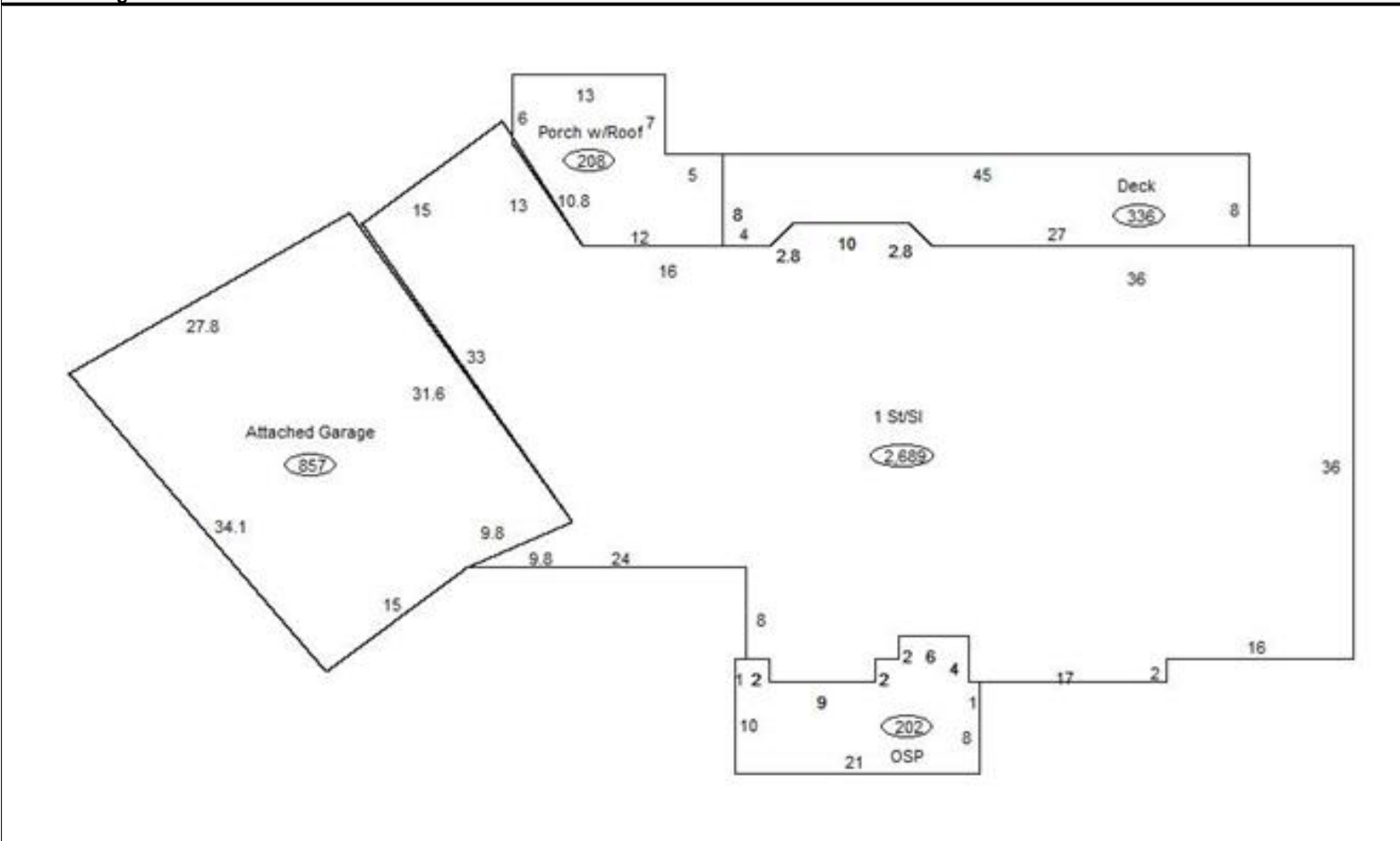
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### Sketch Image

660002427



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,689	1.000	2,689
2	G	1		13	Attached Garage	857	1.000	857
3	M	PATO		13	Open Slab	202	1.000	202
4	M	WODO		13	WODO	336	1.000	336
5	M	PRCH		13	SLBC	208	1.000	208
<b>Total Building Area</b>						<b>2,689</b>		<b>2,689</b>