



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:17:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002428 <b>Parcel ID</b> 000000-00-0-10285-001-0034 <b>Cadastral ID</b> 03-21-16-04940 <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> 302158 HELBIG, TIM W  TRUSTEE 1406 NE OAK RIDGE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01406 OAK RIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES I <b>Lot/Block</b> 0034 / 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> Lot/Long: 36.32232812 -95.59052226																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	17013		
Non-Ag Acres	0.7848		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	34,185.00 x 1.80 = 61,533		
Factor Value			
Adjustments	1.0000		
Lot Value	61,533		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,427 / 3,075
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	309,717	100.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	400,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.34	Total Misc Impr	+ 14,860
Roofing Adj	+ 3.57	Garage Cost	+ 15,527
Subfloor Adj	+ -1.72	Total RCN	= 378,969
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	- 117,480
Plumbing Adj	+ 8.53	Lump Sums	+ 4,942
Basement Adj	+ 0.00	RCNLD	= 266,431
Adj Base Cost	= 113.36	Lot Value	+ 61,533
Total Area	x 3,075	Indicated Value	= 327,964
Adjusted Cost	= 348,582	Value Per SqFt	106.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	266,431		
Lot Value	61,533		
Indicated Value	327,964	106.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,964	106.65	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6569	32x8		256	26.13		6,689
PRCH	SLAB PORCH - COVERED	6570	16x6		96	26.63		2,556
WODO	WOOD DECK - OPEN	6571	416		416	16.97	30%	4,942



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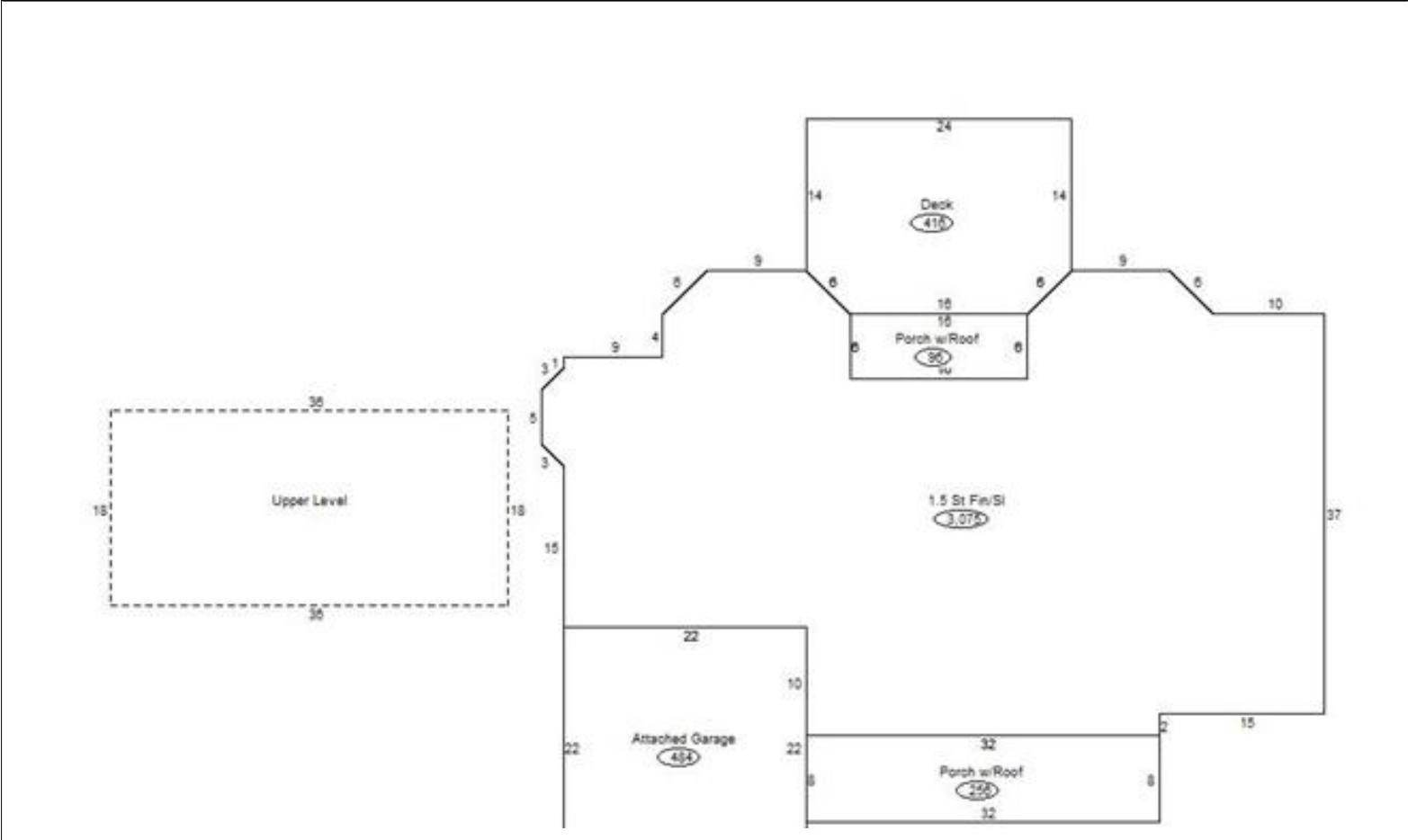
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Sketch Image

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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	2,427	1.267	3,075
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PRCH		13	SLBC	96	1.000	96
5	M	WODO		13	WODO	416	1.000	416
6	U	^UL	Overhang	13	Upper Level	648	1.000	648
<b>Total Building Area</b>						<b>2,427</b>		<b>3,075</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				