




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 660012736 Parcel ID 21N17E-12-4-00000-000-0000 Cadastral ID 12-21-17-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 344948 BALDRIDGE, DONA JANE REVOCABLE LIVING TRUST 20506 S 4250 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20506 S 4250 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 12 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>660012736_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.31368090 -95.43664044																																																																																																																									
NE NE SE					Building Permits <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																																																																																																											
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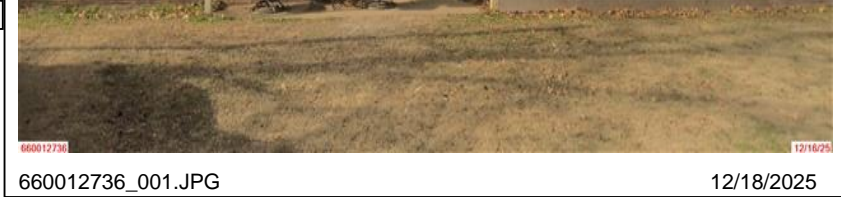
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,325 / 1,325
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,325
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.04	Total Misc Impr	+ 1,350				
Roofing Adj	+ 4.59	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 150,452				
Heat/Cool Adj	+ 5.00	Depreciation (50%)	- 75,226				
Plumbing Adj	+ 7.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 75,226				
Adj Base Cost	= 112.53	Lot Value	+ 0				
Total Area	x 1,325	Indicated Value	= 75,226				
Adjusted Cost	= 149,102	Value Per SqFt	56.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,226		
Lot Value			
Indicated Value	75,226	56.77	Per SqFt
Agland Value	768		
Site Improvements	3,424		
Total Value	79,418	59.94	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	30870	16x4		64	21.09	1,350



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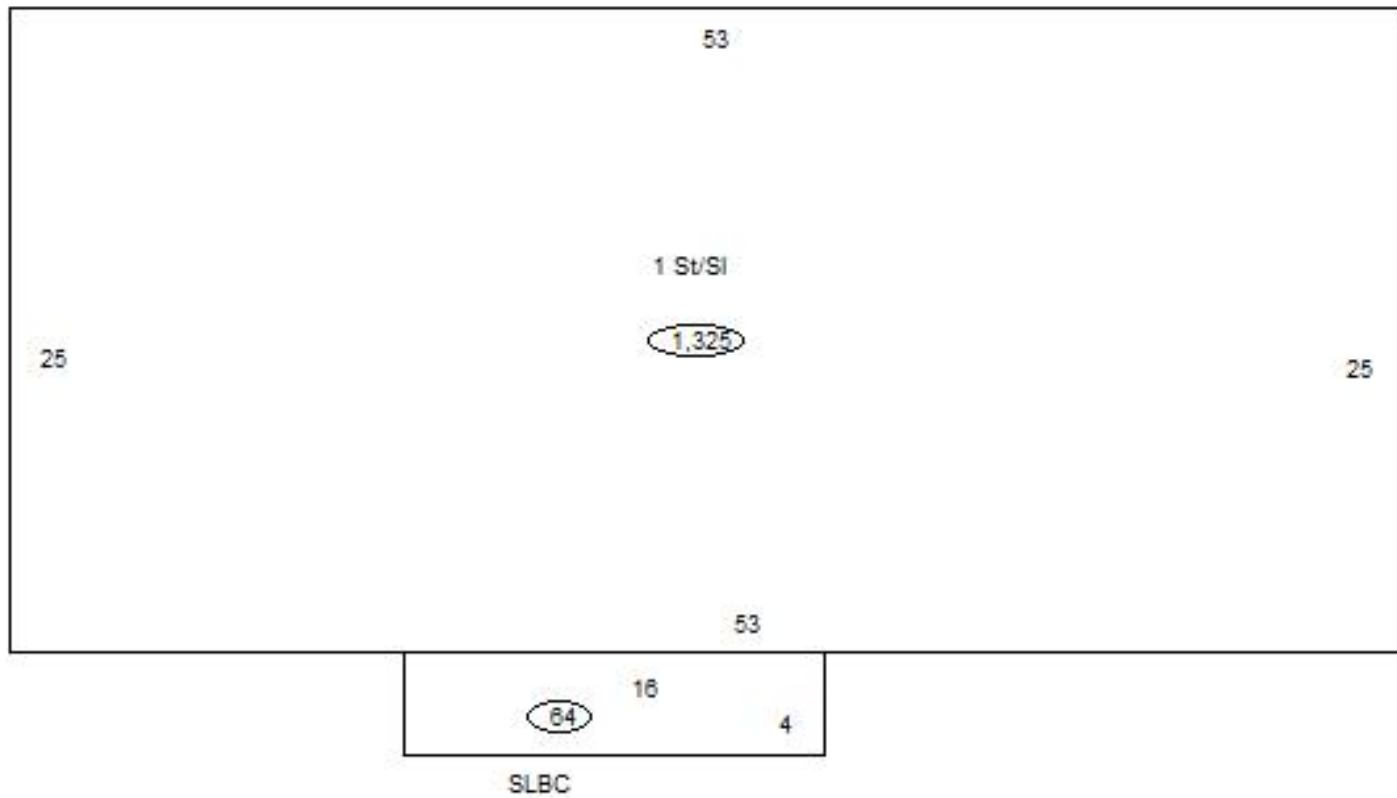
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,325	1.000	1,325
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,325		1,325



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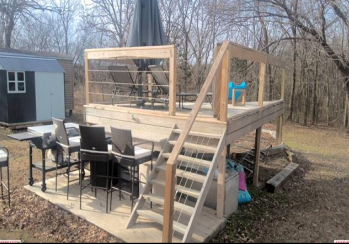

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	9x11x0	Plank		99
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary Base Cost (27.15 x 99) 2,688		Modifier Total	RCN 2,688	Depr (10% Phys/ % Func) 269	RCNLD 2,419
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary Base Cost (20.43 x 120) 2,452		Modifier Total	RCN 2,452	Depr (59% Phys/ % Func) 1,447	RCNLD 1,005



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-13\IMG 5/13/2021	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	1 Single Family Residence	Indicated Value	
Condition	3 - Average	Multiple Regression	
Quality	3 - Average	MRA Code	
Architecture	TRAD TRADITIONAL	Adusted R	
Style	100% One Story	Indicated Value	
Exterior Wall	100% Veneer, Masonry	Direct Comparables	
Base/Total Area	1,472 / 1,472	Selection Model 1 Res	
Style	100% One Story	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	4 Metal, Preformed	Indicated Value	
Area on Slab	1,472	Value Reconciliation	
Fixture/RghIn	11 /	Selected Approach Cost Approach	
Bed/F/H Bath	3 / 2.0 /	Improvements 138,475	
Basement Area		Lot Value	
Garage Type	441 Attached Garage - Finished 2 Stalls	Indicated Value 138,475 94.07 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1983 / 32	Site Improvements 35,991	
Cost Approach		Total Value 174,466 118.52 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	106.96	Total Misc Impr	+ 16,226
Roofing Adj	+ 5.48	Garage Cost	+ 18,200
Subfloor Adj	+ -2.22	Total RCN	= 230,791
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 92,316
Plumbing Adj	+ 10.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,475
Adj Base Cost	= 133.40	Lot Value	+ 138,475
Total Area	x 1,472	Indicated Value	= 138,475
Adjusted Cost	= 196,365	Value Per SqFt	94.07

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	30873	46x9		414	25.63	10,611



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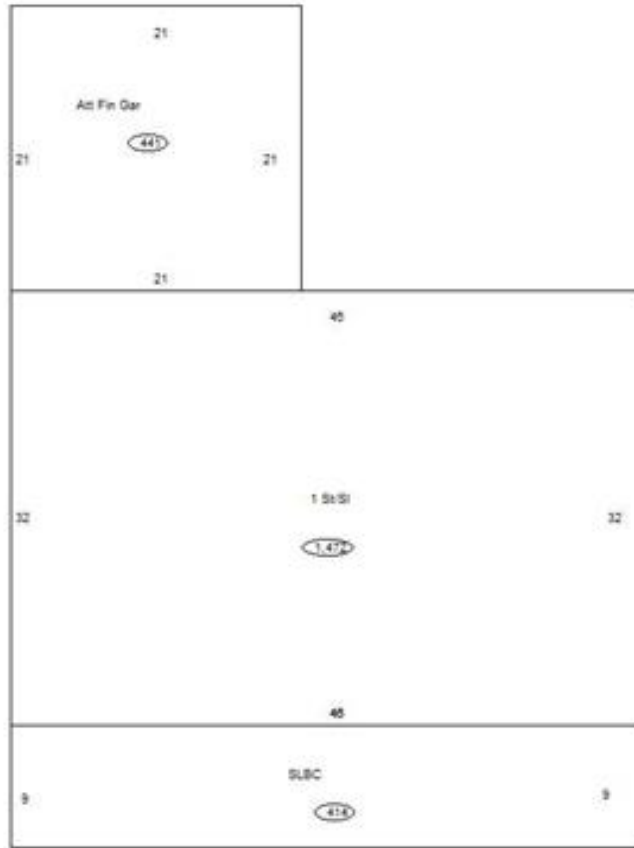
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Sketch Image

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2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	414	1.000	414
Total Building Area						1,472		1,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	LEAN-TO	16x30x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
Base Cost (9.05 x 480)		4,344		4,344	2,259	2,085
	UTIL	Utility Building	42x36x10	Concrete	Formed Metal	1,512
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
Base Cost (29.16 x 1,512)		44,090		44,090	11,023	33,067
	LOAF	LOAFING SHED	10x30x8	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
Base Cost (6.82 x 300)		2,046		2,046	1,207	839
	SHDS	Shed - Small - NCV	8x14x8	Concrete	Formed Metal	112
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (20.21 x 112)		2,264		2,264	2,264	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	2.000	48	48	96	96
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	8.000	84	84	672	672
NTV PST Totals						10.000			768	768
Total Agland						10.000			768	768