



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																							
<b>Account</b> 660018788 <b>Parcel ID</b> 22N17E-21-3-00000-000-0000 <b>Cadastral ID</b> 21-22-17-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 339860 BRIDEWELL FAMILY TRUST  16710 BIG VALLEY DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16710 S BIG VALLEY BLVD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 16.3 - Acres <b>Sec/Twn/Rng</b> 21 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																												
<b>Legal Description</b> Lat/Long: 36.37020625 -95.50092816																																												
<b>Building Permits</b>					<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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<b>Parcel Valuation</b>																																												
<b>Source</b> REAL		<b>Fair Cash</b>		<b>Capped</b>		<b>Asmnt Level</b>		<b>Assessed</b>		<b>Levy Rate</b> 98.320		<b>Current Tax</b>																																
<b>Remove Cap</b> 2022		<b>Land Value</b> 2,607		2,607		11%		287		<b>Assessed</b> 27,532		2,706.95																																
<b>Year Frozen</b> 0		<b>Improvements</b> 309,702		247,677				27,245		<b>Penalty</b> 0																																		
<b>Uncapped Value</b> 0		<b>Mobile Home</b> 0		0				0		<b>Exemption</b> 0		0.00																																
<b>TIF Project ID</b> 0		<b>Total Value</b> 312,309		250,284				27,532		<b>Total Taxable</b> 27,532		2,707.00																																
<b>Assessment History</b>																																												
<b>Tax Year</b>		<b>Statement Number</b>		<b>Billed Owner</b>		<b>Tax Area</b>		<b>Total Value</b>		<b>Exemptions</b>		<b>Taxable Value</b>		<b>Billed Tax</b>																														
2025		2025-660018788		BRIDEWELL FAMILY TRUST		94		290,822		0		26,730		2,628.00																														
2024		2024-660018788		BRIDEWELL FAMILY TRUST		94		245,810		0		25,952		2,717.00																														
2023		2023-660018788		BRIDEWELL FAMILY TRUST		94		229,047		0		25,195		2,690.00																														
2022		2022-660018788		BRIDEWELL, DOUGLAS		94		318,826		0		35,071		3,780.00																														
2021		2021-660018788		BRIDEWELL, DOUGLAS		94		185,241		1000		19,068		2,003.00																														
2020		2020-660018788		CHOATE, JACK D JR &		94		177,123		1000		18,483		1,936.00																														
2019		2019-660018788		CHOATE, JACK D JR &		94		172,434		1000		17,967		1,856.00																														
2018		2018-660018788		CHOATE, JACK D JR &		94		177,647		1000		18,541		1,934.00																														
2017		2017-660018788		CHOATE, JACK D JR &		94		176,016		1000		18,351		1,890.00																														
2016		2016-660018788		CHOATE, JACK D JR &		94		171,599		1000		17,787		1,825.00																														
2015		2015-660018788		CHOATE, JACK D JR &		94		165,820		1000		17,240		1,806.00																														
2014		2014-660018788		CHOATE, JACK D JR &		94		167,482		1000		16,752		1,723.00																														
2013		2013-660018788		CHOATE, JACK D JR &		94		156,683		1000		16,235		1,645.00																														



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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	315,425	150.70	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	105.54	Total Misc Impr	+	9,866	
Roofing Adj	+ 4.65	Garage Cost	+	16,559	
Subfloor Adj	+ -2.19	Total RCN	=	294,434	
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	-	41,221	
Plumbing Adj	+ 7.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	253,213	
Adj Base Cost	= 128.05	Lot Value	+		
Total Area	x 2,093	Indicated Value	=	253,213	
Adjusted Cost	= 268,009	Value Per SqFt		120.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,213		
Lot Value			
Indicated Value	253,213	120.98	Per SqFt
Agland Value	2,607		
Site Improvements	56,489		
Total Value	312,309	149.22	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2012	1	0.00	
PRCH	SLAB PORCH - COVERED	45614	23x10		230	26.21	6,028
PRCH	SLAB PORCH - COVERED	45615	145		145	26.47	3,838



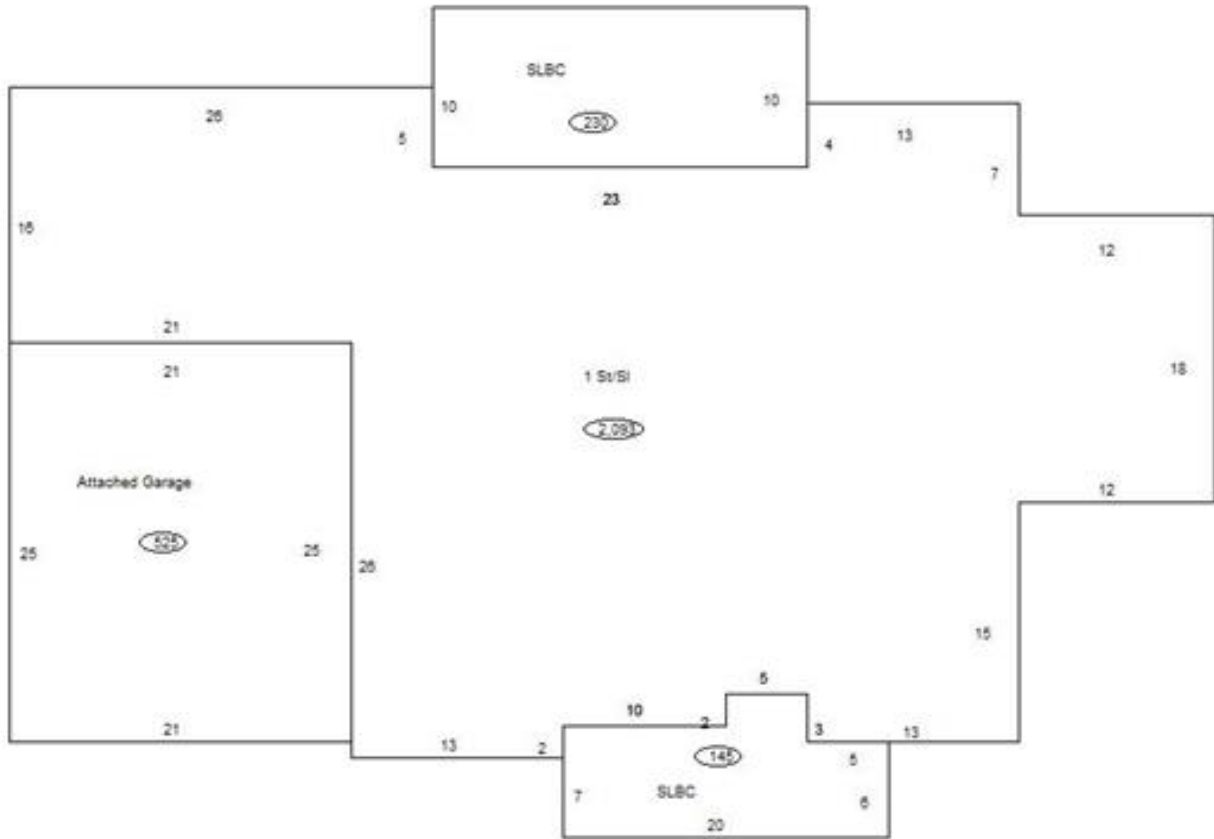
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Sketch Image

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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/Sl	2,093	1.000	2,093
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	230	1.000	230
4	M	PRCH		10	SLBC	145	1.000	145
<b>Total Building Area</b>						2,093		2,093



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	14x30x12	Gravel	Galvanized Metal	
	Qual 3.5	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.44 x )						
	UTIL	Shop Building	30x40x8	Concrete	Galvanized Metal	1,200
	Qual 3.5	Cond 3	Year 2018	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.87 x 1,200)		39,444	39,444	5,917	33,527	
	GRDT	Garage - Detached	20x20x8	Concrete	Galvanized Metal	400
	Qual 3	Cond 3	Year 2018	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.50 x 400)		12,600	12,600	1,260	11,340	
	EQSH	Equipment Shed	30x24x8	Dirt	Galvanized Metal	720
	Qual 3	Cond 3	Year 2015	Eff Age 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (23.06 x 720)		16,603	16,603	4,981	11,622	



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.044	122	122	128	128
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			9.393	144	144	1,353	1,353
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.864	192	192	1,126	1,126
<b>NTV PST Totals</b>						16.300			2,607	2,607
<b>Total Agland</b>						16.300			2,607	2,607