



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:06
Page 1

Assessment Data					Primary Image									
Account	660022433				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-02 2021-2-2\ 2/4/2021</p>									
Parcel ID	23N16E-26-4-00000-000-0000													
Cadastral ID	26-23-16-00600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	13 - FOYIL/ NW FIRE													
Name ID	27604													
BRIDGES, BOBBY J &														
MARY E														
11610 S 4180 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	11610 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	24.18 - Acres											
Sec/Twn/Rng	26 / 23 / 16 / 4													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S007 - FOYIL SCHOOLS													
Legal Description														
Lat/Long: 36.44381654 -95.56350038														
N2 NE SE & SW NE SE LESS W 240 S 1000' & LESS N 25' W 539.23' NW NE SE & LESS RD														
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 colspan="5"> </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										
815/41			75,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax						
Remove Cap	0	Land Value	435	210	11%	23	Assessed	12,382	1,271.40					
Year Frozen	2009	Improvements	232,190	112,350		12,359	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	232,625	112,560		12,382	Total Taxable	11,382	1,183.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022433	BRIDGES, BOBBY J &	13	219,760	1000	11,382	1,182.00							
2024	2024-660022433	BRIDGES, BOBBY J &	13	178,547	1000	11,382	1,209.00							
2023	2023-660022433	BRIDGES, BOBBY J &	13	154,607	1000	11,382	1,208.00							
2022	2022-660022433	BRIDGES, BOBBY J &	13	156,429	1000	11,381	1,195.00							
2021	2021-660022433	BRIDGES, BOBBY J &	13	158,229	1000	11,382	1,156.00							
2020	2020-660022433	BRIDGES, BOBBY J &	13	157,535	1000	11,381	1,197.00							
2019	2019-660022433	BRIDGES, BOBBY J &	13	155,766	1000	11,382	1,195.00							
2018	2018-660022433	BRIDGES, BOBBY J &	13	165,855	1000	11,381	1,179.00							
2017	2017-660022433	BRIDGES, BOBBY J &	13	164,135	1000	11,382	1,162.00							
2016	2016-660022433	BRIDGES, BOBBY J &	13	155,925	1000	11,382	1,213.00							
2015	2015-660022433	BRIDGES, BOBBY J &	13	150,713	1000	11,382	1,191.00							
2014	2014-660022433	BRIDGES, BOBBY J &	13	154,162	1000	11,382	1,156.00							
2013	2013-660022433	BRIDGES, BOBBY J &	13	146,395	1000	11,382	1,137.00							



Rogers

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Date 04/16/2026
Time 23:32:07
Page 2

Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Plywood or Hardt
Base/Total Area	2,527 / 2,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,527
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	103.25	Total Misc Impr	+	7,854
Roofing Adj	+ 4.41	Garage Cost	+	26,347
Subfloor Adj	+ -2.12	Total RCN	=	342,192
Heat/Cool Adj	+ 12.39	Depreciation (44%)	-	150,565
Plumbing Adj	+ 3.95	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	191,627
Adj Base Cost	= 121.88	Lot Value	+	
Total Area	x 2,527	Indicated Value	=	191,627
Adjusted Cost	= 307,991	Value Per SqFt		75.83

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	191,627		
Lot Value			
Indicated Value	191,627	75.83	Per SqFt
Agland Value	435		
Site Improvements	40,563		
Total Value	232,625	92.06	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	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	55045	90		90	26.12		2,351



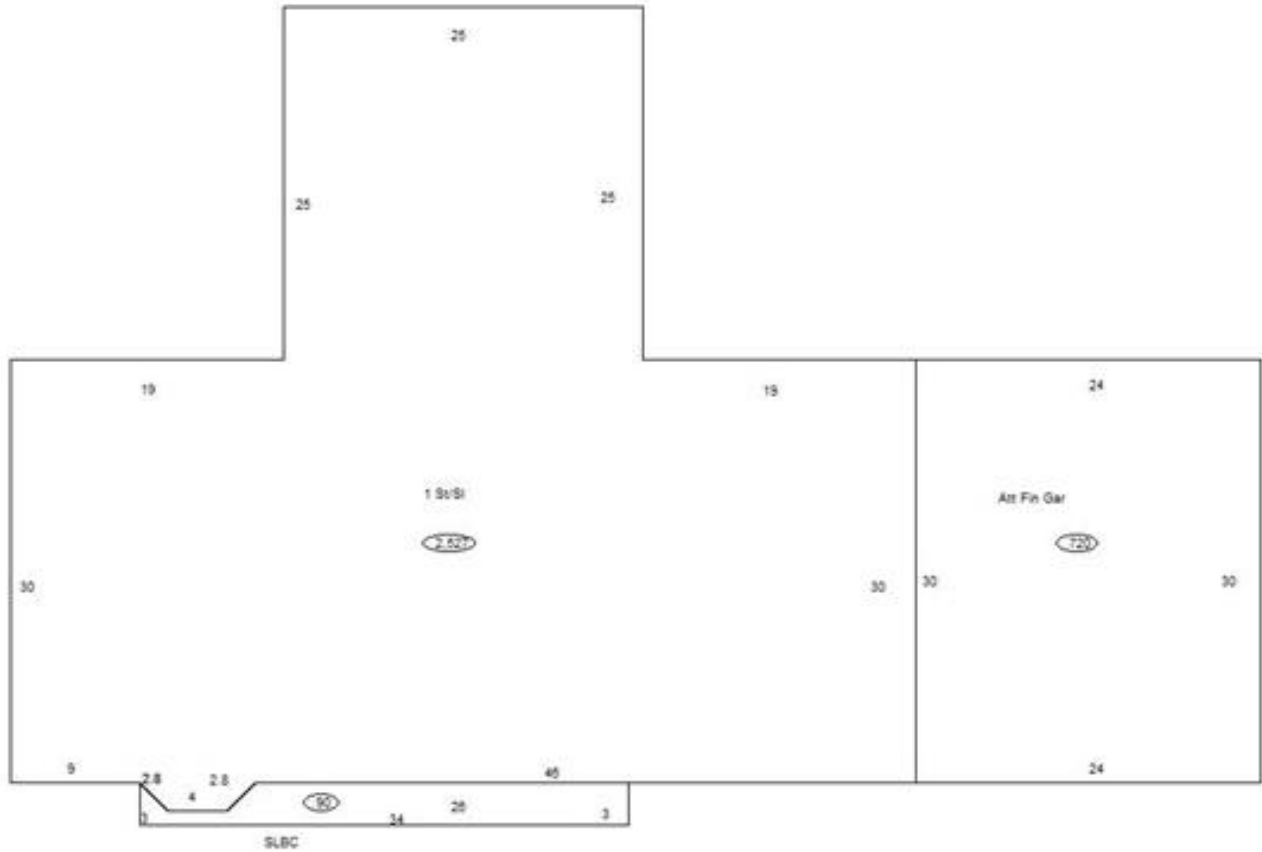
Rogers
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Date 04/16/2026
 Time 23:32:07
 Page 3

Sketch Image

660022433



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,527	1.000	2,527
2	G	5		10	Att Fin Gar	720	1.000	720
3	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						2,527		2,527



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
 Time 23:32:07
 Page 4

660022433

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x40x7	Plank	Composition Shingle	640	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (19.84 x 640)	12,698			12,698	4,698	8,000
	PCPT	Carport - Portable	18x30x8	Dirt	Formed Metal	540	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 540)	2,489			2,489	2,489	
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 360)	1,660			1,660	1,660	
	UTIL	SHOP BUILDING	24x46x8	Concrete	Formed Metal	1,104	
	Qual	2	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.05 x 1,104)	33,175			33,175	4,976	28,199
	LNT0	LEAN-TO	0x0x8	Dirt	Formed Metal	984	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.78 x 984)	7,656			7,656	3,292	4,364



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:07
Page 5

Agland Inventory

660022433

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SM	STRIP MINES	WASTE	10		18	24.180	18	18	435	435
WASTE Totals						24.180			435	435
Total Agland						24.180			435	435