



# 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> 660026626 <b>Parcel ID</b> 000000-00-0-30010-061-0013 <b>Cadastral ID</b> 30-24-18-04670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 345918 BALDRIDGE, JOSHUA C & ANDREA J  18035 QUAIL CREEK RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00900 PINE ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0013 / 0061 <b>Parcel Size</b> .75 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660026626_001.JPG 8/1/2024</p>				
<b>Legal Description</b> Lat/Long: 36.53250834 -95.43435467									
N 72' OF LOT 13 BLOCK 61 CHELSEA O T					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R24 002	NEW SFR 832 SQ FT	04/2024	08/2024	120,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	OSTEN, VIOLA SUE	12/03/2024	5,000	4
					1808/274	MELOY, JUANETTA &	09/20/2006	0	4
					1277/689	WOOTEN, O L	03/21/2001	0	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>
<b>Remove Cap</b>	2002		<b>Land Value</b>	12,118	12,118	11%	1,333	<b>Assessed</b>	14,790 1,223.87
<b>Year Frozen</b>	0		<b>Improvements</b>	122,336	122,336		13,457	<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>	134,454	134,454		14,790	<b>Total Taxable</b>	14,790 1,224.00
<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	2025-660026626	BALDRIDGE, JOSHUA C &			29	130,699	0	14,377	1,190.00
2024	2024-660026626	OSTEN, VIOLA SUE			29	57,722	0	3,317	280.00
2023	2023-660026626	OSTEN, VIOLA SUE			29	35,176	0	3,160	269.00
2022	2022-660026626	OSTEN, VIOLA SUE			29	35,176	0	3,010	255.00
2021	2021-660026626	OSTEN, VIOLA SUE			29	27,514	0	2,867	243.00
2020	2020-660026626	OSTEN, VIOLA SUE			29	27,872	0	2,730	232.00
2019	2019-660026626	OSTEN, VIOLA SUE			29	26,631	0	2,600	223.00
2018	2018-660026626	OSTEN, VIOLA SUE			29	29,026	0	2,476	211.00
2017	2017-660026626	OSTEN, VIOLA SUE			29	28,806	0	2,359	202.00
2016	2016-660026626	OSTEN, VIOLA SUE			29	20,418	0	2,246	196.00
2015	2015-660026626	OSTEN, VIOLA SUE			29	20,195	0	2,209	190.00
2014	2014-660026626	OSTEN, VIOLA SUE			29	20,327	0	2,104	187.00
2013	2013-660026626	OSTEN, VIOLA SUE			29	20,330	0	2,004	178.00




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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2529 <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> 11,016.00 x 1.10 = 12,118 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 12,118		 <p>660026626_001.JPG 8/1/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,053 / 1,053
<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>	1,053
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	2 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2024 / 2

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

Multiple Regression
<b>MRA Code</b> <b>Adjusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 3 <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.93	<b>Total Misc Impr</b>	+ 2,153	<b>Roofing Adj</b>	+ 4.18	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 124,627	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 2%)</b>	- 2,493
<b>Plumbing Adj</b>	+ 8.90	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,134
<b>Adj Base Cost</b>	= 116.31	<b>Lot Value</b>	+ 12,118	<b>Total Area</b>	x 1,053	<b>Indicated Value</b>	= 134,252
		<b>Value Per SqFt</b>	127.49	<b>Adjusted Cost</b>	= 122,474		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,134		
<b>Lot Value</b>	12,118		
<b>Indicated Value</b>	134,252	127.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	202		
<b>Total Value</b>	134,454	127.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160644	12x6		72	21.07		1,517
PRCH	Porch	160645	6x5		30	21.20		636



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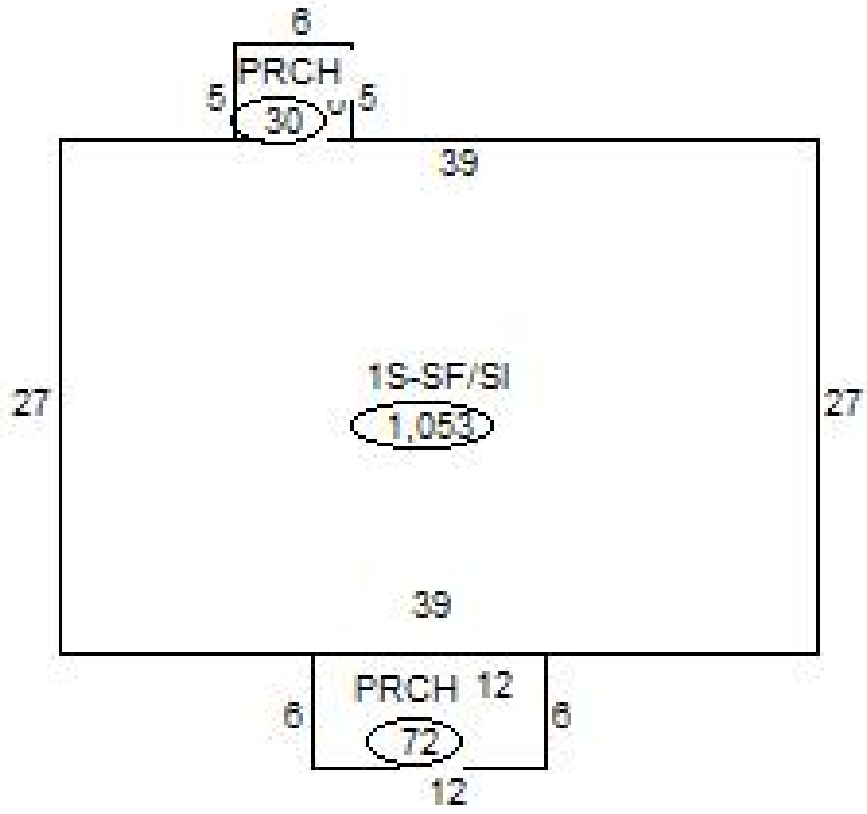
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,053	1.000	1,053
2	M	PRCH		20	PRCH	72	1.000	72
3	M	PRCH		20	PRCH	30	1.000	30
<b>Total Building Area</b>						1,053		1,053



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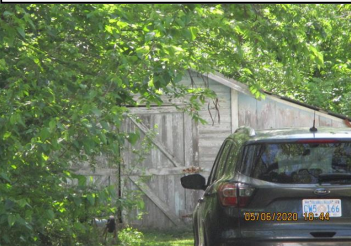
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			144	
	Qual	2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 144)	674		674	472	202