



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 660028443 Parcel ID 000000-00-0-00552-001-0002 Cadastral ID 33-22-17-01920 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 258456 CONLEY, KENNETH W & SHELLIE R 18967 E OAKRIDGE DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 18967 E OAKRIDGE DR Subdivision OAK RIDGE ESTATES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 22 / 17 / 5 Neighborhood 1073 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34945840 -95.48990647 LOT 2 BLOCK 1 OAK RIDGE ESTATES					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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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	6750		
Non-Ag Acres	2.4001		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	104,549.00 x .35 = 36,156		
Factor Value			
Adjustments	1.0000		
Lot Value	36,156		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/18/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	198,978	120.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.29	Total Misc Impr	+ 1,148				
Roofing Adj	+ 4.56	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 204,604				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 47,059				
Plumbing Adj	+ 9.37	Lump Sums	+ 9,290				
Basement Adj	+ 0.00	RCNLD	= 166,835				
Adj Base Cost	= 122.86	Lot Value	+ 36,156				
Total Area	x 1,656	Indicated Value	= 202,991				
Adjusted Cost	= 203,456	Value Per SqFt	122.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,835		
Lot Value	36,156		
Indicated Value	202,991	122.58	Per SqFt
Agland Value			
Site Improvements	28,662		
Total Value	231,653	139.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	68450	46x8		368	29.70	15%	9,290
PATO	SLAB PORCH - OPEN	148836	10x10		100	11.48		1,148



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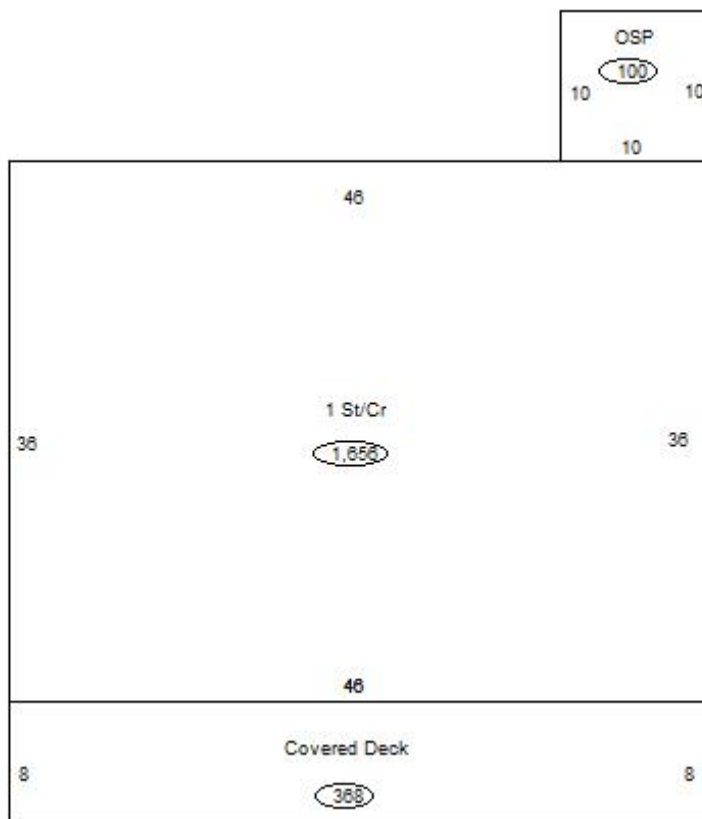
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Sketch Image

660028443



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,656	1.000	1,656
2	M	WODC		13	WODC	368	1.000	368
3	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,656		1,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (30.80 x 1,200)		36,960		36,960	9,240	27,720
	LOAF	LOAFING SHED	8x8x10	Dirt	Formed Metal	64	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (6.82 x 64)		436		436	201	235
	LOAF	LOAFING SHED	12x16x8	Dirt	Formed Metal	192	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (6.82 x 192)		1,309		1,309	602	707