



# 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> 660028447 <b>Parcel ID</b> 000000-00-0-00552-001-0006 <b>Cadastral ID</b> 33-22-17-01960 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 154624 BAKER, JOHN THOMAS & RITA C  18777 E OAKRIDGE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18777 E OAKRIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 33 / 22 / 17 / 5 <b>Neighborhood</b> 1073 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.34991512 -95.49430931										<b>Building Permits</b>																																												
<b>Legal Description</b> LOT 6 BLOCK 1 OAK RIDGE ESTATES					<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>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>																																													
H	Homestead	Yes	1,000	1,000	593/952	BAKER, JOHN THOMAS	01/31/1981	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 55,464</td> <td>26,617</td> <td>11%</td> <td>2,928</td> <td>Assessed</td> <td>12,093</td> <td>1,188.98</td> </tr> <tr> <td>Year Frozen</td> <td>2014</td> <td>Improvements 173,606</td> <td>83,314</td> <td></td> <td>9,165</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 229,070</td> <td>109,931</td> <td></td> <td>12,093</td> <td>Total Taxable</td> <td>11,093</td> <td>1,101.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 55,464	26,617	11%	2,928	Assessed	12,093	1,188.98	Year Frozen	2014	Improvements 173,606	83,314		9,165	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 229,070	109,931		12,093	Total Taxable	11,093	1,101.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660028447	BAKER, JOHN THOMAS &	94	214,228	1000	11,093	1,101.00																																															
2024	2024-660028447	BAKER, JOHN THOMAS &	94	192,807	1000	11,093	1,177.00																																															
2023	2023-660028447	BAKER, JOHN THOMAS &	94	145,597	1000	11,093	1,200.00																																															
2022	2022-660028447	BAKER, JOHN THOMAS &	94	147,188	1000	11,093	1,211.00																																															
2021	2021-660028447	BAKER, JOHN THOMAS &	94	159,590	1000	11,092	1,171.00																																															
2020	2020-660028447	BAKER, JOHN THOMAS &	94	157,169	1000	11,092	1,167.00																																															
2019	2019-660028447	BAKER, JOHN THOMAS &	94	151,213	1000	11,092	1,150.00																																															
2018	2018-660028447	BAKER, JOHN THOMAS &	94	157,163	1000	11,092	1,162.00																																															
2017	2017-660028447	BAKER, JOHN THOMAS &	94	155,390	1000	11,092	1,147.00																																															
2016	2016-660028447	BAKER, JOHN THOMAS &	94	153,317	1000	11,092	1,143.00																																															
2015	2015-660028447	BAKER, JOHN THOMAS	94	150,068	1000	11,092	1,166.00																																															
2014	2014-660028447	BAKER, JOHN THOMAS	94	151,402	1000	11,093	1,144.00																																															
2013	2013-660028447	BAKER, JOHN THOMAS	94	144,537	1000	10,740	1,092.00																																															



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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	13500		
Non-Ag Acres	4.6164		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	201,092.00 x .28 = 55,464		
Factor Value			
Adjustments	1.0000		
Lot Value	55,464		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/28/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	5% Veneer, Stone 95% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	1,400 Total
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1987 / 29

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	210,825 150.59 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	142,390
Lot Value	55,464
Indicated Value	197,854 141.32 Per SqFt
Agland Value	
Site Improvements	31,216
Total Value	229,070 163.62 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.40	Total Misc Impr	+ 1,471
Roofing Adj	+ 4.75	Garage Cost	+ 19,330
Subfloor Adj	+ 0.00	Total RCN	= 222,485
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	- 80,095
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 21.88	RCNLD	= 142,390
Adj Base Cost	= 144.06	Lot Value	+ 55,464
Total Area	x 1,400	Indicated Value	= 197,854
Adjusted Cost	= 201,684	Value Per SqFt	141.32

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68456	6x4		24	26.85		644
PATO	SLAB PORCH - OPEN	68457	12x6		72	11.48		827



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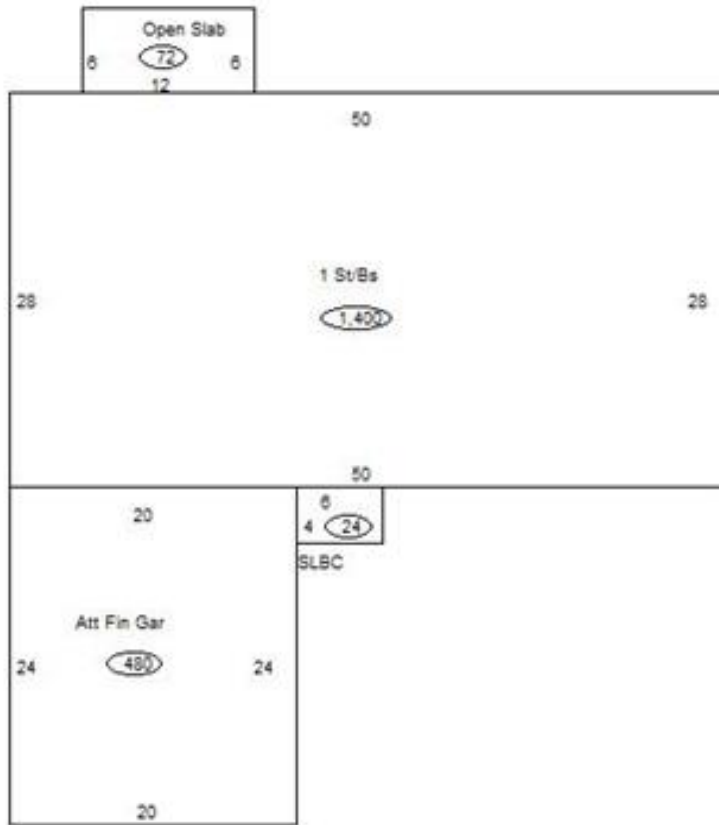
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,400	1.000	1,400
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	72	1.000	72
<b>Total Building Area</b>						1,400		1,400



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	28x50x8	Concrete	Formed Metal	1,400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.73 x 1,400)	41,622	41,622	10,406	31,216