



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028448 Parcel ID 000000-00-0-00552-001-0007 Cadastral ID 33-22-17-01970 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 263899 CAUGHRON, MARK & CATHY LIVING TRUST 18707 E OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 18707 E OAKRIDGE DR Subdivision OAK RIDGE ESTATES Lot/Block 0007 / 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 Lot/Long: 36.34992397 -95.49541401																																																																																																																									
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Time 23:08:10
Page 2

Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	13500		
Non-Ag Acres	4.6171		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	201,121.00 x .28 = 55,470		
Factor Value			
Adjustments	1.0000		
Lot Value	55,470		



\\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	100% Veneer, Masonry
Base/Total Area	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	212,394	103.00	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	106.74	Total Misc Impr	+ 13,986
Roofing Adj	+ 4.66	Garage Cost	+ 19,330
Subfloor Adj	+ -2.19	Total RCN	= 296,077
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 142,117
Plumbing Adj	+ 5.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 153,960
Adj Base Cost	= 127.43	Lot Value	+ 55,470
Total Area	x 2,062	Indicated Value	= 209,430
Adjusted Cost	= 262,761	Value Per SqFt	101.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,960		
Lot Value	55,470		
Indicated Value	209,430	101.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,430	101.57	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	68460	25x12		300	25.99		7,797
PATO	SLAB PORCH - OPEN	68461	10x5		50	11.48		574



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 Page 3

Sketch Image

660028448



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,062	1.000	2,062
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PATO		13	Open Slab	50	1.000	50
Total Building Area						2,062		2,062