



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:27:08  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028451 <b>Parcel ID</b> 000000-00-0-00552-001-0010 <b>Cadastral ID</b> 33-22-17-02000 <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> 315173 STEPHENS, MARK J & SUSAN A  18455 E OAKRIDGE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18455 E OAKRIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 1.73 - 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> Lat/Long: 36.34987536 -95.49918065 LOTS 10 & 11 BLOCK 1 OAK RIDGE ESTATES LESS N 208' W 260' LOT 11 BLOCK 1 OAK RIDGE ESTATES.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size	0	0	
Lot Count	1.73		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	344,026.00 x .24 = 84,051		
Factor Value			
Adjustments	1.0000		
Lot Value	84,051		



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,109 / 2,977
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,109
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	FULL -
Year/Eff Age	1994 / 11

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	407,898	137.02 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	360,407		
Lot Value	84,051		
Indicated Value	444,458	149.30	Per SqFt
Agland Value			
Site Improvements	74,469		
Total Value	518,927	174.31	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.73	Total Misc Impr	+ 46,313
Roofing Adj	+ 4.24	Garage Cost	+ 0
Subfloor Adj	+ -3.27	Total RCN	= 404,952
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 44,545
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 360,407
Adj Base Cost	= 120.47	Lot Value	+ 84,051
Total Area	x 2,977	Indicated Value	= 444,458
Adjusted Cost	= 358,639	Value Per SqFt	149.30

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	68472	36x6		216	32.20		6,955
EPSW	ENCLOSED PORCH - SOLID WALL	68473	210		210	84.72		17,791
PRCH	SLAB PORCH - COVERED	116981	28x8		224	32.18		7,208
PATO	SLAB PORCH - OPEN	127287	660		660	10.78		7,115





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	28x22x10	Concrete	Composition Shingle	616
	Qual 4	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (38.81 x 616)		23,907	23,907	2,152	21,755
	LNT0	LEAN-TO	12x28x10	Concrete	Formed Metal	336
	Qual 4	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.44 x 336)		5,524	5,524	1,712	3,812
	UTIL	SHOP BUILDING	40x44x10	Concrete	Formed Metal	1,760
	Qual 4	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 (32.81 x 1,760)		57,746	57,746	14,437	43,309
	CPAT	CARPORT ATTACHED	20x20x10	Dirt	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.72 x 400)		2,688	2,688	1,398	1,290
	LNT0	LEAN-TO	16x44x10	Dirt	Formed Metal	704
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (7.19 x 704)		5,062	5,062	759	4,303