



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:08:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028459 <b>Parcel ID</b> 000000-00-0-00552-001-0019 <b>Cadastral ID</b> 33-22-17-02080 <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> 343740 JACKSON, MICHAEL & KIMBERLY  18432 S 4180 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18122 E OAKRIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES <b>Lot/Block</b> 0019 / 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: 36.34813698 -95.50537796																																																																																																																									
<b>Legal Description</b> LOT 19 BLOCK 1 OAK RIDGE ESTATES					<b>Building Permits</b> <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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Date 04/16/2026  
Time 23:08:14  
Page 2

Lot Data	Square-Foot - NBHD 1073 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 13500 <b>Non-Ag Acres</b> 4.8201 <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> 209,963.00 x .27 = 57,239 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 57,239		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,450 / 1,450
<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>	1,450
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	199,465	137.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	113.52	<b>Total Misc Impr</b>	+	11,718			
<b>Roofing Adj</b>	+ 5.02	<b>Garage Cost</b>	+	19,330			
<b>Subfloor Adj</b>	+ -2.37	<b>Total RCN</b>	=	233,338			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	-	105,002			
<b>Plumbing Adj</b>	+ 10.70	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	128,336			
<b>Adj Base Cost</b>	= 139.51	<b>Lot Value</b>	+	57,239			
<b>Total Area</b>	x 1,450	<b>Indicated Value</b>	=	185,575			
<b>Adjusted Cost</b>	= 202,290	<b>Value Per SqFt</b>		127.98			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	128,336		
<b>Lot Value</b>	57,239		
<b>Indicated Value</b>	185,575	127.98	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	27,720		
<b>Total Value</b>	213,295	147.10	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	68502		162	162	26.42		4,280
PATO	SLAB PORCH - OPEN	68503	14x12		168	10.85		1,823



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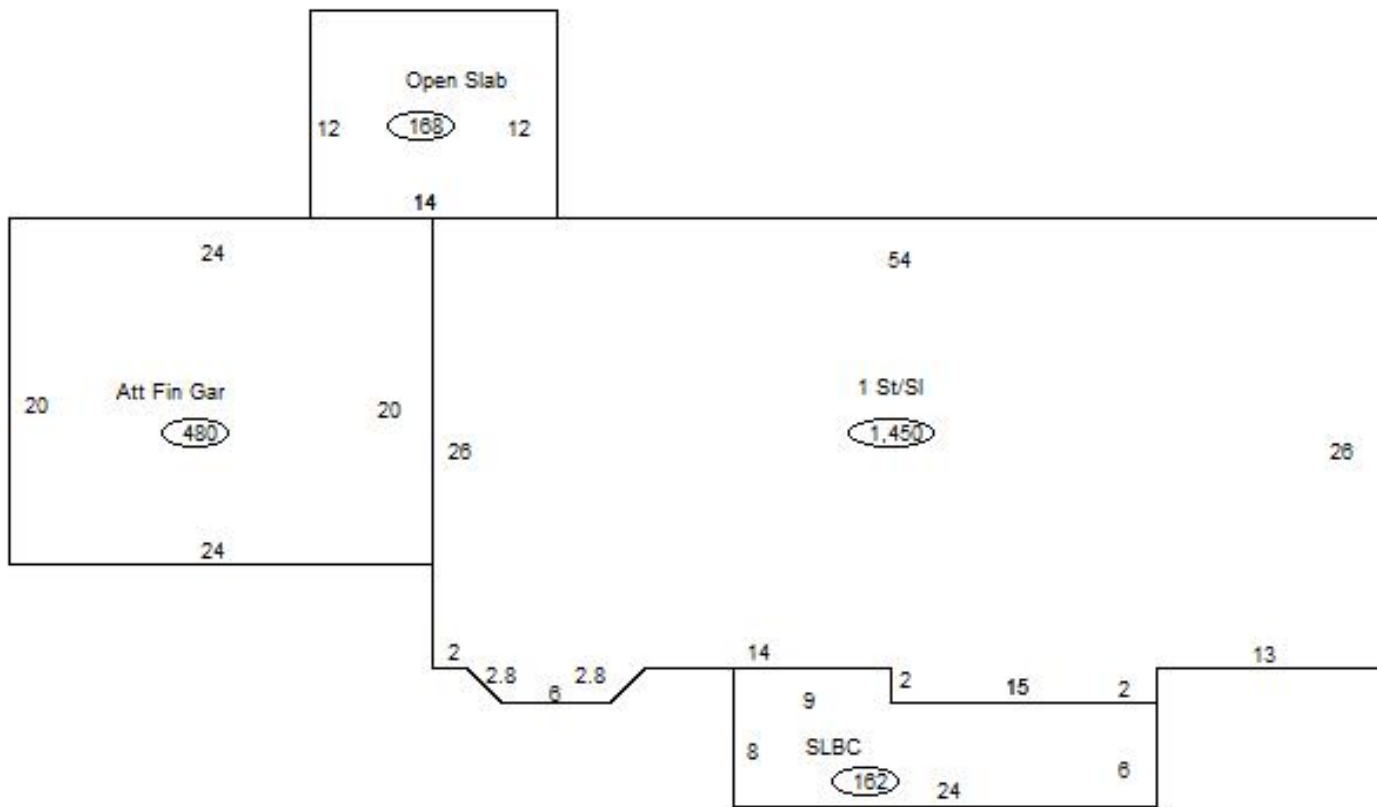
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Date 04/16/2026  
 Time 23:08:14  
 Page 3

### Sketch Image

660028459



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,450	1.000	1,450
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Open Slab	168	1.000	168
<b>Total Building Area</b>						1,450		1,450



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Page 4

660028459

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x8	Concrete	Formed Metal	1,200
	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 (30.80 x 1,200)	36,960	36,960	9,240	27,720