



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
Account 660028460 Parcel ID 000000-00-0-00552-001-0020 Cadastral ID 33-22-17-02090 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 256309 MCNEELY, SUSAN PO BOX 2864 CLAREMORE OK 74018-0000 Parcel Location Situs 18166 E OAKRIDGE DR Subdivision OAK RIDGE ESTATES Lot/Block 0020 / 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: 36.34812431 -95.50426752																																																																																																																									
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Lot Data	Square-Foot - NBHD 1073 #1	Primary Image
Lot Size Lot Count Units Buildable 13500 Non-Ag Acres 4.8642 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 211,885.00 x .27 = 57,623 Factor Value Adjustments 1.0000 Lot Value 57,623		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Carport - Gable Roof
Remodel	
Year/Eff Age	1982 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,631	147.81	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.19	Total Misc Impr	+ 10,038				
Roofing Adj	+ 5.10	Garage Cost	+ 5,668				
Subfloor Adj	+ -2.43	Total RCN	= 169,995				
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 83,298				
Plumbing Adj	+ 14.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 86,697				
Adj Base Cost	= 142.86	Lot Value	+ 57,623				
Total Area	x 1,080	Indicated Value	= 144,320				
Adjusted Cost	= 154,289	Value Per SqFt	133.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	86,697		
Lot Value	57,623		
Indicated Value	144,320	133.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	144,320	133.63	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	68506	18x5		90	26.65		2,399
PATO	SLAB PORCH - OPEN	68507	19x10		190	10.65		2,024



Rogers

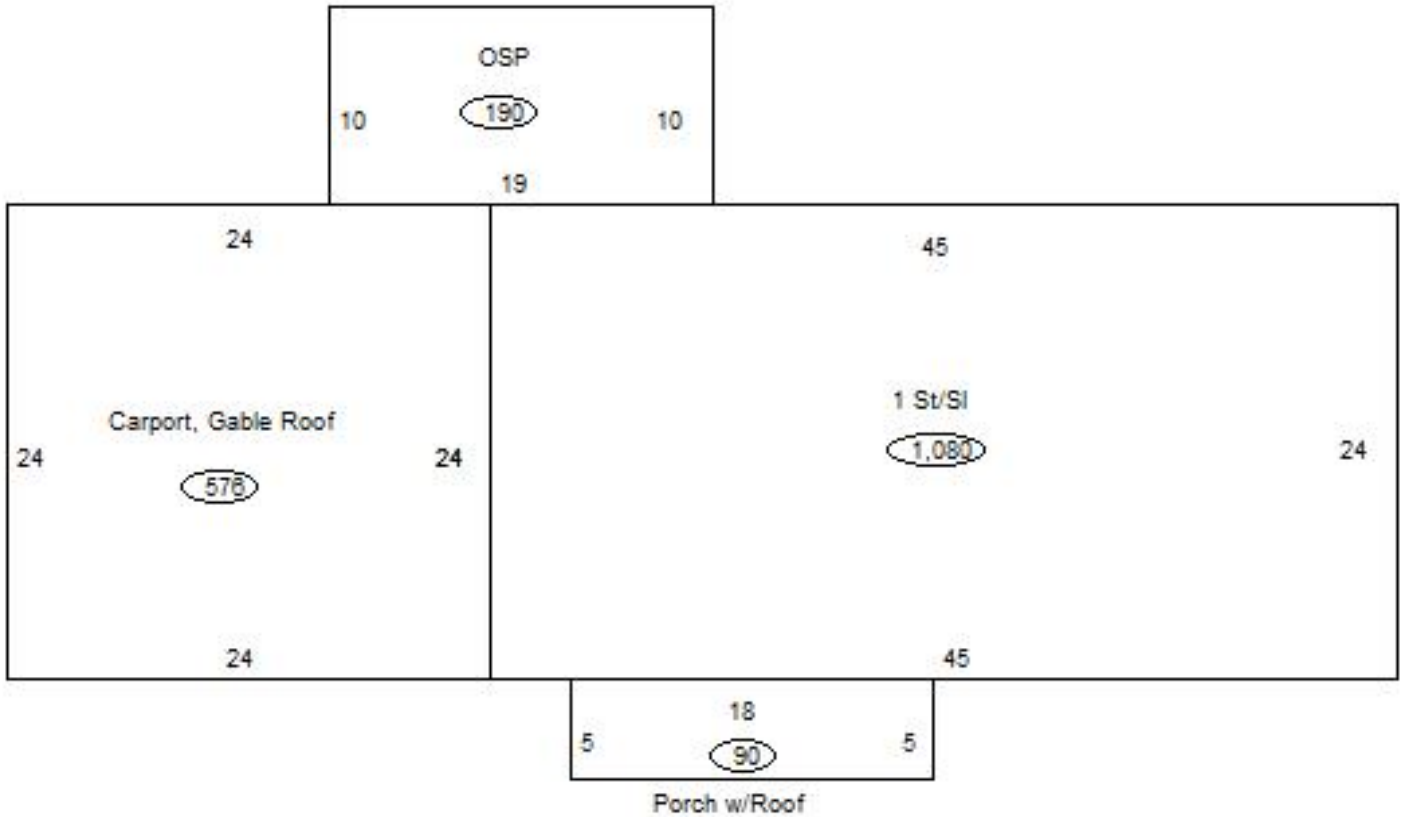
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Sketch Image

660028460



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,080	1.000	1,080
2	G	3		13	Carport, Gable Roof	576	1.000	576
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	190	1.000	190
Total Building Area						1,080		1,080