



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:17
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Assessment Data					Primary Image																																																																																																																				
Account 660028462 Parcel ID 000000-00-0-00552-001-0022 Cadastral ID 33-22-17-02110 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 258123 HANSEN, ROBERT M & CHRISTINE L 18350 E OAKRIDGE DR CLAREMORE OK 74017-0000					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/28/2020</p>																																																																																																																				
Parcel Location Situs 18350 E OAKRIDGE DR Subdivision OAK RIDGE ESTATES Lot/Block 0022 / 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: 36.34811853 -95.50206119 LOT 22 BLOCK 1 OAK RIDGE ESTATES					Building Permits <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>R25 090</td> <td>NEW DTCH ACC BLDG ADD-ON</td> <td>03/2025</td> <td>07/2025</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 090	NEW DTCH ACC BLDG ADD-ON	03/2025	07/2025	15,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	13500		
Non-Ag Acres	4.8417		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	210,904.00 x .27 = 57,427		
Factor Value			
Adjustments	1.0000		
Lot Value	57,427		



\\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% Bi-level (Total Area)
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,222 / 2,444
Style	100% Bi-level (Total Area)
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,222 Total
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	302,713 123.86 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	225,877		
Lot Value	57,427		
Indicated Value	283,304	115.92	Per SqFt
Agland Value			
Site Improvements	26,954		
Total Value	310,258	126.95	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	77.92	Total Misc Impr	+ 3,448
Roofing Adj	+ 2.44	Garage Cost	+ 22,165
Subfloor Adj	+ 0.00	Total RCN	= 295,162
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 76,742
Plumbing Adj	+ 6.35	Lump Sums	+ 7,457
Basement Adj	+ 10.94	RCNLD	= 225,877
Adj Base Cost	= 110.29	Lot Value	+ 57,427
Total Area	x 2,444	Indicated Value	= 283,304
Adjusted Cost	= 269,549	Value Per SqFt	115.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68513	26x5		130	26.52		3,448
WODC	WOOD DECK - COVERED	68514	274		274	32.02	15%	7,457



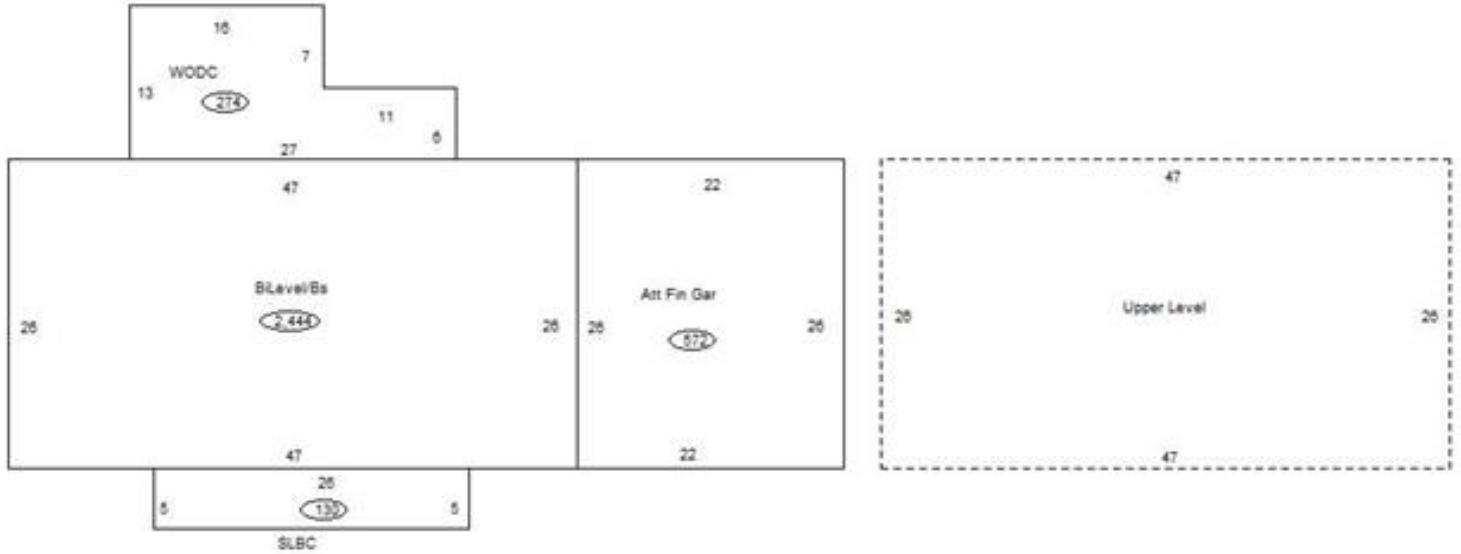
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	11	Basement	13	BiLevel/Bs	1,222	2.000	2,444
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	130	1.000	130
4	M	WODC		13	WODC	274	1.000	274
5	U	^UL		13	Upper Level	1,222	1.000	1,222
Total Building Area						1,222		2,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x20x10	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (31.86 x 400)		12,744	12,744	127		12,617
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (31.86 x 600)		19,116	19,116	4,779		14,337