



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:07:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028477 <b>Parcel ID</b> 000000-00-0-00885-001-0002 <b>Cadastral ID</b> 33-22-17-02270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RAP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 280835 ENGLE, RANDALL E &  AMY J 18372 S OAKRIDGE WAY CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18372 S OAKRIDGE WAY <b>Subdivision</b> VINZANT ACRES NO 1 <b>Lot/Block</b> 0002 / 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: 36.34655409 -95.50488993 LOT 2 BLOCK 1 VINZANT ACRES NO 1					<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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<b>Lot Data</b> - VINZANT ACRES NO.1 (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	884 / 1,326
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	884
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Cost Approach Manual : 01/2025

Base Cost	102.59	Total Misc Impr	+	18,585
Roofing Adj	+ 4.63	Garage Cost	+	30,440
Subfloor Adj	+ -3.53	Total RCN	=	228,154
Heat/Cool Adj	+ 16.31	Depreciation ( 43%)	-	98,106
Plumbing Adj	+ 15.09	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	130,048
Adj Base Cost	= 135.09	Lot Value	+	
Total Area	x 1,326	Indicated Value	=	130,048
Adjusted Cost	= 179,129	Value Per SqFt		98.08

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	130,048		
Lot Value			
Indicated Value	130,048	98.08	Per SqFt
Agland Value	340		
Site Improvements			
Total Value	130,388	98.33	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	7,243.87		7,244
EPSW	ENCLOSED PORCH - SOLID WALL	68554	12x11		132	85.92		11,341



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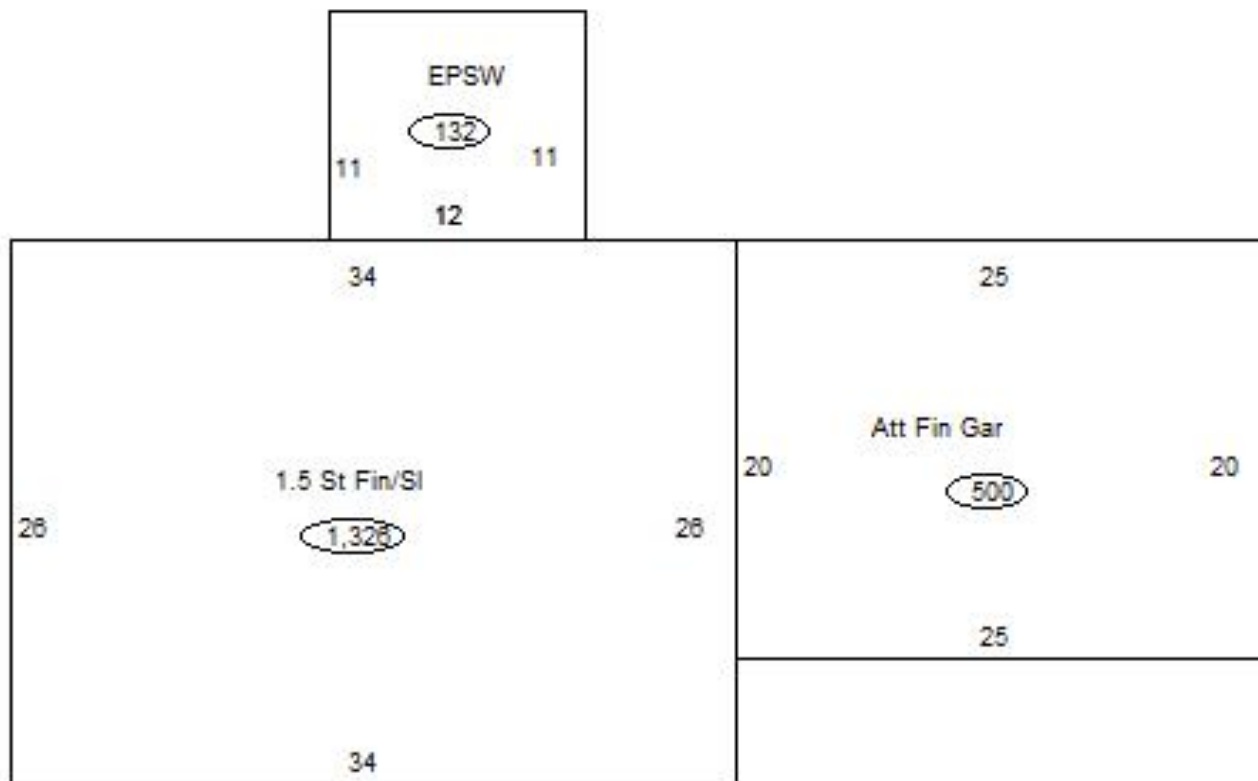
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Sketch Image

660028477



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	884	1.500	1,326
2	G	5	Slab	13	Att Fin Gar	500	1.000	500
3	M	EPSW		13	EPSW	132	1.000	132
<b>Total Building Area</b>						884		1,326



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x8	Plank	Formed Metal	216
	Qual	3	Cond	3	Year	2023
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (23.23 x 216)	5,018		5,018	5,018



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			.960	36	36	35	35
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.810	63	63	114	114
<b>TMBR Totals</b>						2.770			149	149
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			1.950	98	98	191	191
<b>IMP PST Totals</b>						1.950			191	191
<b>Total Agland</b>						4.720			340	340