



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:40:25
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Assessment Data					Primary Image																																																																																																																				
Account 660028481 Parcel ID 000000-00-0-00885-001-0004201 Cadastral ID 33-22-17-02310 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312844 SEKETA, NICOLE 18522 S OAKRIDGE WAY CLAREMORE OK 74017-0000 Parcel Location Situs 18522 S OAKRIDGE WAY Subdivision VINZANT ACRES NO 1 Lot/Block 0004 / 0001 Parcel Size .33 - Lots Sec/Twn/Rng 33 / 22 / 17 / 5 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34496340 -95.50388635 N 330' OF S 660' OF LOT 4 BLOCK 1 VINZANT ACRES NO 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4932							
Non-Ag Acres	4.9182							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	214,238.00 x .35 = 75,340							
Factor Value								
Adjustments	1.0000							
Lot Value	75,340							
Residential Data				<p>\\tsclient\C\Users\TS\Pictures\2016-10-20 10-20-2016\10-20-2016 10/21/2016</p>				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	75,340			
Cost Approach				Indicated Value	75,340			
Manual : 01/2025				Agland Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	75,340 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 75,340					
Total Area	x	Indicated Value	= 75,340					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160) 3,923			3,923	3,923

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360) 1,660			1,660	1,660

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (21.10 x 100) 2,110			2,110	2,110



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 24
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% Double Wide
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	33.62	Total Misc Impr	+	0	
Roofing Adj	+ 2.65	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	62,856	
Heat/Cool Adj	+ 0.00	Depreciation (78%)	-	49,028	
Plumbing Adj	+ 7.38	Lump Sums	+	8,820	
Basement Adj	+ 0.00	RCNLD	=	22,648	
Adj Base Cost	= 43.65	Lot Value	+		
Total Area	x 1,440	Indicated Value	=	22,648	
Adjusted Cost	= 62,856	Value Per SqFt		15.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,648		
Lot Value			
Indicated Value	22,648	15.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,648	15.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	165774	20x10		200	22.05		4,410
WODO	Wood Deck - Open	165775	20x10		200	22.05		4,410



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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	14		13	Doublewide	1,440	1.000	1,440
2	M	WODO		13	WODO	200	1.000	200
3	M	WODO		13	WODO	200	1.000	200
Total Building Area						1,440		1,440