



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:08:02
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Assessment Data					Primary Image																																																																																																																				
Account 660028483 Parcel ID 000000-00-0-00885-001-0006 Cadastral ID 33-22-17-02330 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 255496 MARTIN, ROY G 18285 E OAKRIDGE WAY CLAREMORE OK 74017-0000 Parcel Location Situs 18285 E OAKRIDGE WAY Subdivision VINZANT ACRES NO 1 Lot/Block 0006 / 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: 36.34408259 -95.50157933 LOT 6 BLOCK 1 VINZANT ACRES NO 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	9000		
Non-Ag Acres	4.3523		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	189,588.00 x .28 = 53,164		
Factor Value			
Adjustments	1.0000		
Lot Value	53,164		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/29/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,502 / 1,502
Style	100% One Story
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	
Garage Type	
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	160,319 106.74 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	138,894
Lot Value	53,164
Indicated Value	192,058 127.87 Per SqFt
Agland Value	
Site Improvements	11,862
Total Value	203,920 135.77 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.61	Total Misc Impr	+ 2,345
Roofing Adj	+ 4.86	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 198,266
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 63,445
Plumbing Adj	+ 10.33	Lump Sums	+ 4,073
Basement Adj	+ 0.00	RCNLD	= 138,894
Adj Base Cost	= 130.44	Lot Value	+ 53,164
Total Area	x 1,502	Indicated Value	= 192,058
Adjusted Cost	= 195,921	Value Per SqFt	127.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68560	88		88	26.65		2,345
WODC	WOOD DECK - COVERED	116980	12x12		144	43.51	35%	4,073



Rogers

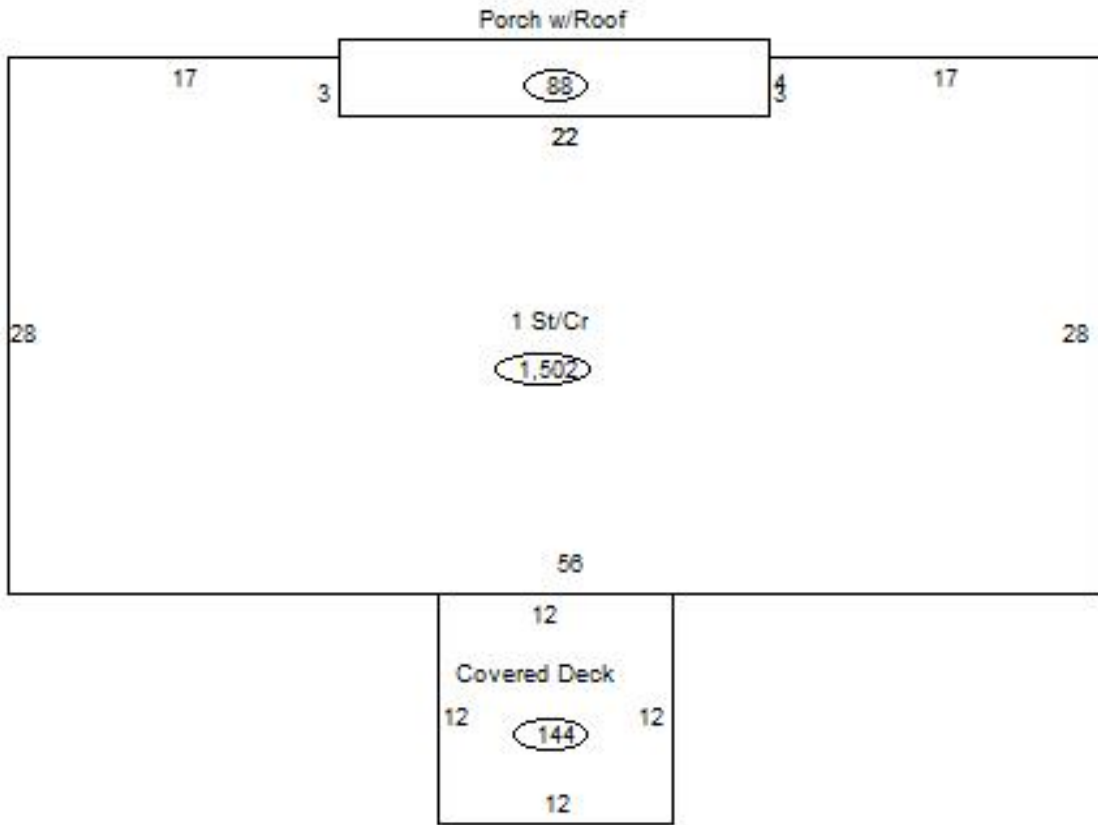
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Sketch Image

660028483



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,502	1.000	1,502
2	M	PRCH		13	SLBC	88	1.000	88
3	M	WODC		13	WODC	144	1.000	144
Total Building Area						1,502		1,502



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	36x18x10	Concrete	Formed Metal	648
	Qual	5	Cond 4	Year 2020	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (8.35 x 648)		5,411		5,411	5,411
	SHDS	Shed - Small	8x14x8	Plank	Formed Metal	112
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (27.50 x 112)		3,080		3,080	3,080
	BNGP	BARN	30x30x14	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (23.39 x 900)		21,051		21,051	10,315
	LNT0	LEAN-TO	14x30x10	Dirt	Formed Metal	420
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	
	Base Cost (8.65 x 420)		3,633		3,633	2,507