



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028490 <b>Parcel ID</b> 000000-00-0-00885-001-0013 <b>Cadastral ID</b> 33-22-17-02400 <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> 323122 BRATT, JOSHUA  PO BOX 1051 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 18322 E OAKRIDGE WAY <b>Subdivision</b> VINZANT ACRES NO 1 <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 3.05 - 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					<p>660028490_001.JPG 1/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.34185701 -95.49868883																																																																																																																									
<b>Legal Description</b> LOT 11, 12, & 13 BLOCK 1 VINZANT ACRES NO 1 & PART LOT 14 BLOCK 1 VINZANT ACRES NO 1 DESC AS: E 330' S 40' THEREOF.					<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> Buildable - VINZANT ACRES NO.1 (UNITS BUILDABLE)	<b>Primary Image</b>
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	 <p>660028490_001.JPG 11/07/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,870 / 1,870
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,870
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 24

660028490\_001.JPG 1/25/2025

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	109.03	Total Misc Impr	+ 10,034	Roofing Adj	+ 4.77	Garage Cost	+ 0
Subfloor Adj	+ -2.27	Total RCN	= 257,753	Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	- 74,748
Plumbing Adj	+ 8.30	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 183,005
Adj Base Cost	= 132.47	Lot Value	+ 183,005	Total Area	x 1,870	Indicated Value	= 183,005
Adjusted Cost	= 247,719	Value Per SqFt	97.86	Adjusted Cost	= 247,719	Value Per SqFt	97.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,005		
Lot Value			
Indicated Value	183,005	97.86	Per SqFt
Agland Value	1,832		
Site Improvements	30,218		
Total Value	215,055	115.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68564	10x5		50	26.77		1,339
PRCH	SLAB PORCH - COVERED	68565	22x6		132	26.52		3,501
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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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	1	Slab	13	1 St/Sl	1,870	1.000	1,870
2	M	PRCH		13	SLBC	50	1.000	50
3	M	PRCH		13	SLBC	132	1.000	132
<b>Total Building Area</b>						1,870		1,870



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 720)		22,939	22,939	5,735	17,204
	BNGP	BARN	30x40x10	Concrete	Galvanized Metal	1,200
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.10 x 1,200)		28,920	28,920	15,906	13,014



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			8.850	108	108	956	956
HC	HECTOR STONY SANDY LOAM	TMBR	20			8.000	36	36	288	288
<b>TMBR Totals</b>						16.850			1,244	1,244
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			7.000	84	84	588	588
<b>NTV PST Totals</b>						7.000			588	588
<b>Total Agland</b>						23.850			1,832	1,832