



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:54:46
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Assessment Data					Primary Image																																																																																																																				
Account 660069096 Parcel ID 000000-00-0-00955-002-0007 Cadastral ID 15-21-16-07160 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 315127 JOSEPH, JARED S & COREY ANN 22782 WOODRIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22782 WOODRIDGE DR Subdivision WOODRIDGE Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 16 / 5 Neighborhood 1150 - R-V01,4-SW JUSTUS-INOLA School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29694795 -95.59163070																																																																																																																									
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Lot Data		Square-Foot - NBHD 1150 #1	
Lot Size			
Lot Count			
Units Buildable	34000		
Non-Ag Acres	2.2169		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	96,569.00 x 1.21 = 117,036		
Factor Value			
Adjustments	1.0000		
Lot Value	117,036		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,562 / 2,372
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,562
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,146	128.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	409,640		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.98	Total Misc Impr	+ 22,498
Roofing Adj	+ 3.72	Garage Cost	+ 23,592
Subfloor Adj	+ -2.37	Total RCN	= 345,508
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 86,377
Plumbing Adj	+ 9.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,131
Adj Base Cost	= 126.23	Lot Value	+ 117,036
Total Area	x 2,372	Indicated Value	= 376,167
Adjusted Cost	= 299,418	Value Per SqFt	158.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,131		
Lot Value	117,036		
Indicated Value	376,167	158.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	376,167	158.59	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	6,429.63		6,430
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	84010	6x2		12	29.49		354
PRCH	SLAB PORCH - COVERED	84011	327		327	28.39		9,284



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						