



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:55:18
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Assessment Data					Primary Image																																																																																																																				
Account 660073347 Parcel ID 000000-00-0-00885-001-0014 Cadastral ID 33-22-17-02410 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 320256 PRICE, JAMES 18321 E OAKRIDGE WAY CLAREMORE OK 74017-0000 Parcel Location Situs 18321 E OAKRIDGE WAY Subdivision VINZANT ACRES NO 1 Lot/Block 0014 / 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: 36.34453901 -95.49934303 LOT 14 BLOCK 1 VINZANT ACRES NO 1 LESS E 330' S 40' THEREOF & LESS TR BEG 241' ON S/L OF SW/C; N 42; E 70'; S 42'; W 70' TO POB.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>13,962</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	13,962	H	Homestead	No	1,000		Building Permits <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>R7</td> <td>R7-FOR DWIDE FLEETWOOD MH</td> <td>09/2006</td> <td>01/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7-FOR DWIDE FLEETWOOD MH	09/2006	01/2007																																																																																								
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Lot Data		Square-Foot - NBHD 1073 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2500							
Non-Ag Acres	9.4657							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	412,327.00 x .24 = 97,711			SHPF 12/29/2020				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	97,711			Gross Rent 0.00				
				Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model A Adam Test				
Exterior Wall				Adjustment Model 1 2022 Residential				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 97,711				
Bed/F/H Bath / /				Indicated Value 97,711 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements 24,121				
Remodel				Total Value 121,832 0.00 Total Value Per SqFt				
Year/Eff Age /								
Cost Approach Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	+ 97,711					
Total Area	x	Indicated Value	= 97,711					
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	
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (30.80 x 1,200)		36,960		36,960	13,675	23,285
	LNT0	Lean To - Attached	12x12x8	Concrete	Formed Metal	144	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
	Base Cost (14.52 x 144)		2,091		2,091	1,255	836



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Lot Data	
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	



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

Residential Data	
Type	6 Mobile Home 67 x 28
Condition	4.5 - Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,876 / 1,876
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	77,089
Lot Value	
Indicated Value	77,089
Agland Value	41.09 Per SqFt
Site Improvements	
Total Value	77,089
	41.09 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	43.64	Total Misc Impr	+ 0
Roofing Adj	+ 3.97	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 124,679
Heat/Cool Adj	+ 3.65	Depreciation (44%)	- 54,859
Plumbing Adj	+ 15.20	Lump Sums	+ 7,269
Basement Adj	+ 0.00	RCNLD	= 77,089
Adj Base Cost	= 66.46	Lot Value	+ 0
Total Area	x 1,876	Indicated Value	= 77,089
Adjusted Cost	= 124,679	Value Per SqFt	41.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	131424	16x6		96	38.18	25%	2,749
WODO	WOOD DECK - OPEN	131425	24x8		192	31.39	25%	4,520



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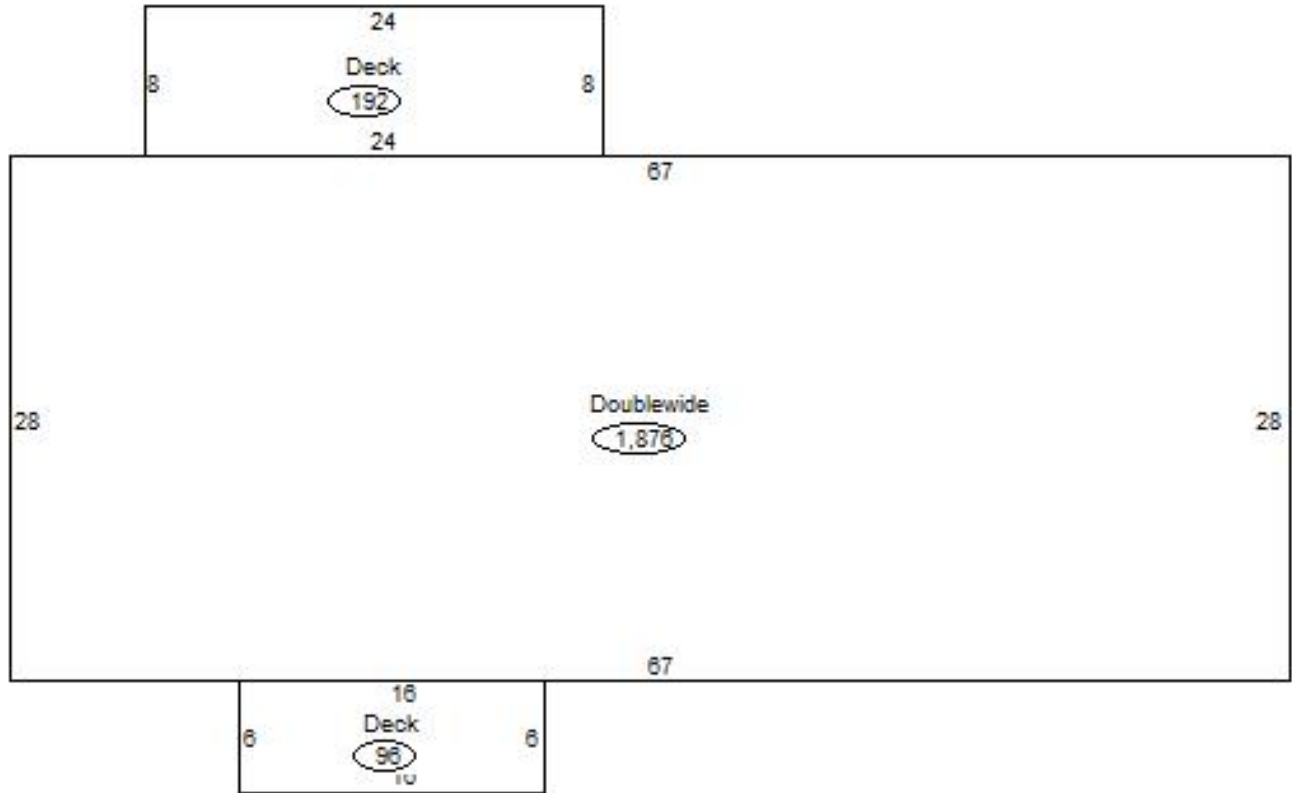
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Sketch Image

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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	1,876	1.000	1,876
2	M	WODO		13	WODO	96	1.000	96
3	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,876		1,876