



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660079165 Parcel ID 22N17E-32-1-00000-000-0000 Cadastral ID 32-22-17-01220 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 278620 WILLEY, CINDY & MISTY DAWN WILLEY 18005 E OAKRIDGE DR CLAREMORE OK 74017-0996 Parcel Location Situs 18005 E OAKRIDGE DR Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34995103 -95.50764545																																																																																																																									
E2 OF NE NE NE					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>R5</td> <td>ROLL NEW SFR PER V5/JCB</td> <td>12/2004</td> <td>01/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL NEW SFR PER V5/JCB	12/2004	01/2005																																																																																																							
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,336 / 2,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,336
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17

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	100.85	Total Misc Impr	+ 6,430
Roofing Adj	+ 5.21	Garage Cost	+ 31,172
Subfloor Adj	+ -3.40	Total RCN	= 328,971
Heat/Cool Adj	+ 14.47	Depreciation (19%)	- 62,504
Plumbing Adj	+ 7.60	Lump Sums	+ 19,830
Basement Adj	+ 0.00	RCNLD	= 286,297
Adj Base Cost	= 124.73	Lot Value	+ 286,297
Total Area	x 2,336	Indicated Value	= 286,297
Adjusted Cost	= 291,369	Value Per SqFt	122.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,297		
Lot Value			
Indicated Value	286,297	122.56	Per SqFt
Agland Value	180		
Site Improvements	54,370		
Total Value	340,847	145.91	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
WODC	WOOD DECK - COVERED	95006		288	288	34.68	10%	8,989
WODC	WOOD DECK - COVERED	95007		24x15	360	33.46	10%	10,841



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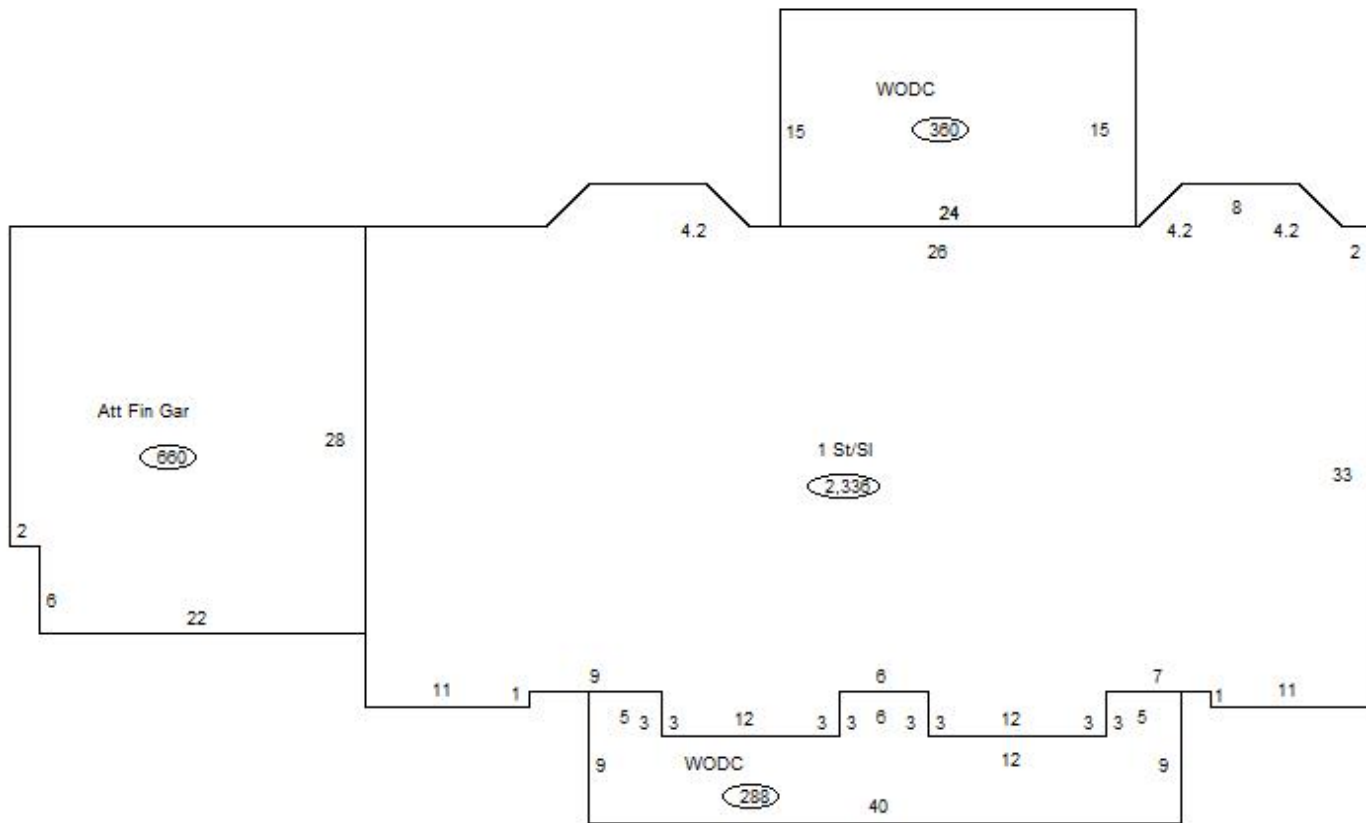
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,336	1.000	2,336
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	WODC		13	WODC	288	1.000	288
4	M	WODC		13	WODC	360	1.000	360
Total Building Area						2,336		2,336



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	26x36x10	Concrete	Composition Shingle	936
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.07 x 936)		16,914	16,914	7,780	9,134
	PCPT	Carport - Portable	20x12x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 240)		1,106	1,106	1,106	
	UTIL	SHOP BUILDING	50x70x14	Concrete	Formed Metal	3,500
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (25.26 x 3,500)		88,410	88,410	43,321	45,089
	CPDT	Carport - Detached	13x10x8	Dirt	Formed Metal	130
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 130)		735	735	588	147



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.000	36	36	180	180
TMBR Totals						5.000			180	180
Total Agland						5.000			180	180