



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 660093775 Parcel ID 21N17E-12-1-00000-000-0000 Cadastral ID 12-21-17-00210 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 344948 BALDRIDGE, DONA JANE REVOCABLE LIVING TRUST 20506 S 4250 RD CLAREMORE OK 74019-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 12 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660093775_002.JPG 12/18/2025</p>				
Legal Description Lat/Long: 36.31504510 -95.43779995									
S2 S2 SE NE.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R13	R14-NEW HOUSE HERE	03/2012	11/2013	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BALDRIDGE, DONA	08/06/2024	0	WB
					2190/124	BISHOP, PEARL (BALDRIDGE)	04/26/2011	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	0	Land Value	883	883	11%	97	Assessed	11,909	1,170.89
Year Frozen	0	Improvements	115,540	107,382		11,812	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	116,423	108,265		11,909	Total Taxable	11,909	1,171.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660093775	BALDRIDGE, DONA JANE			94	105,112	0	11,562	1,137.00
2024	2024-660093775	BALDRIDGE, DONA JANE			94	99,525	0		.00
2023	2023-660093775	BALDRIDGE, DONA			94	94,474	0		.00
2022	2022-660093775	BALDRIDGE, SWIMMER D			94	81,550	0		.00
2021	2021-660093775	BALDRIDGE, SWIMMER D			94	81,550	0		.00
2020	2020-660093775	BALDRIDGE, SWIMMER D			94	80,034	0		.00
2019	2019-660093775	BALDRIDGE, SWIMMER D			94	77,056	0		.00
2018	2018-660093775	BALDRIDGE, SWIMMER D			94	79,368	0		.00
2017	2017-660093775	BALDRIDGE, SWIMMER D			94	78,623	0		.00
2016	2016-660093775	BALDRIDGE, SWIMMER D			94	76,162	0		.00
2015	2015-660093775	BALDRIDGE, SWIMMER D			94	74,750	0		.00
2014	2014-660093775	BALDRIDGE, SWIMMER D			94	75,440	0		.00
2013	2013-660093775	BALDRIDGE, SWIMMER D			94	882	0		.00



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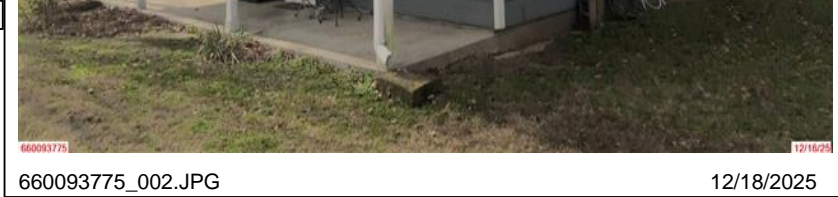
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,008
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2011 / 11



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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	94.03	Total Misc Impr	+	9,620			
Roofing Adj	+ 4.94	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	132,404			
Heat/Cool Adj	+ 10.30	Depreciation (14%)	-	18,537			
Plumbing Adj	+ 12.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	113,867			
Adj Base Cost	= 121.81	Lot Value	+				
Total Area	x 1,008	Indicated Value	=	113,867			
Adjusted Cost	= 122,784	Value Per SqFt		112.96			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,867		
Lot Value			
Indicated Value	113,867	112.96	Per SqFt
Agland Value	883		
Site Improvements	1,673		
Total Value	116,423	115.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119352	36x7		252	20.50		5,166
PRCH	SLAB PORCH - COVERED	119353	36x6		216	20.62		4,454



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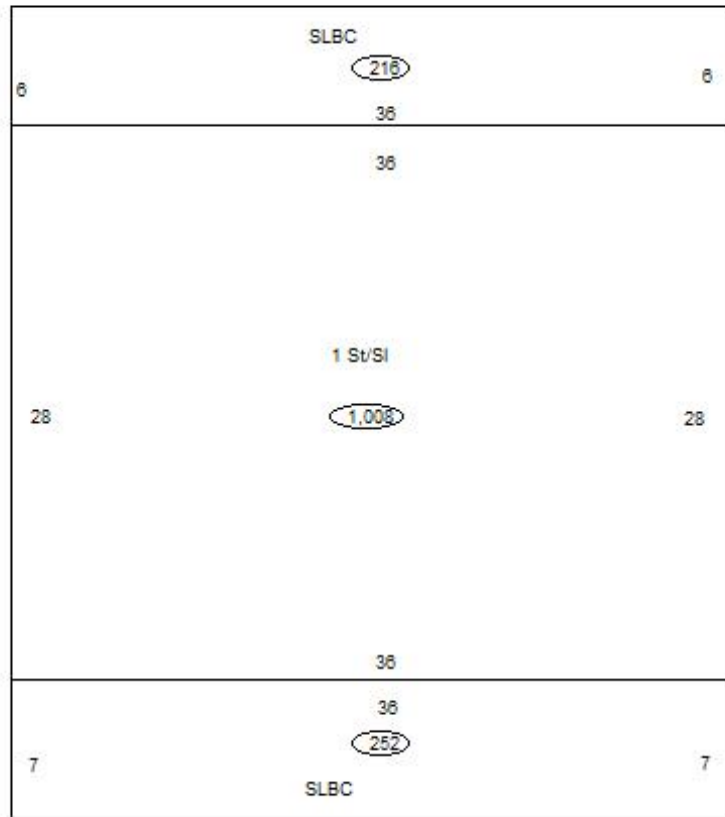
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,008	1.000	1,008
2	M	PRCH		10	SLBC	252	1.000	252
3	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x20x8	Concrete	Formed Metal	320
	Qual	3	Cond 1.5	Year 1970	Eff Age 67	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (26.14 x 320)	8,365		8,365	6,692
						1,673



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.000	122	122	367	367
HC	HECTOR STONY SANDY LOAM	NTV PST	20			2.000	48	48	96	96
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			5.000	84	84	420	420
NTV PST Totals						10.000			883	883
Total Agland						10.000			883	883