




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:17:11
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Assessment Data					Primary Image																																																																																																																				
Account 660003039 Parcel ID 000000-00-0-10365-002-0012 Cadastral ID 04-21-16-00290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340074 ENGELLAND, JUSTIN D & MACKENZIE F 14910 BUDDY AVE INOLA OK 74036-0000 Parcel Location Situs 01402 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0010.JPG 4/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32204506 -95.59868789 LOT 12 BLOCK 2 PATTERSON HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2928	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,753.00 x 5.15 = 65,678	
Factor Value		
Adjustments	1.5000	
Lot Value	98,517	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Carport - Gable Roof
Remodel	REVITALIZE -
Year/Eff Age	1960 / 18

Cost Approach		Manual : 01/2025	
Base Cost	95.68	Total Misc Impr	+ 2,452
Roofing Adj	+ 4.34	Garage Cost	+ 3,240
Subfloor Adj	+ 1.20	Total RCN	= 187,408
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,230
Plumbing Adj	+ 6.86	Lump Sums	+ 1,503
Basement Adj	+ 0.00	RCNLD	= 147,681
Adj Base Cost	= 119.55	Lot Value	+ 98,517
Total Area	x 1,520	Indicated Value	= 246,198
Adjusted Cost	= 181,716	Value Per SqFt	161.97



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,394	93.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	170,180 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,681		
Lot Value	98,517		
Indicated Value	246,198	161.97	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	249,148	163.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7682	14x6		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	7683	6x3		18	24.21		436
WODO	WOOD DECK - OPEN	7684	9x6		54	27.83		1,503



Rogers

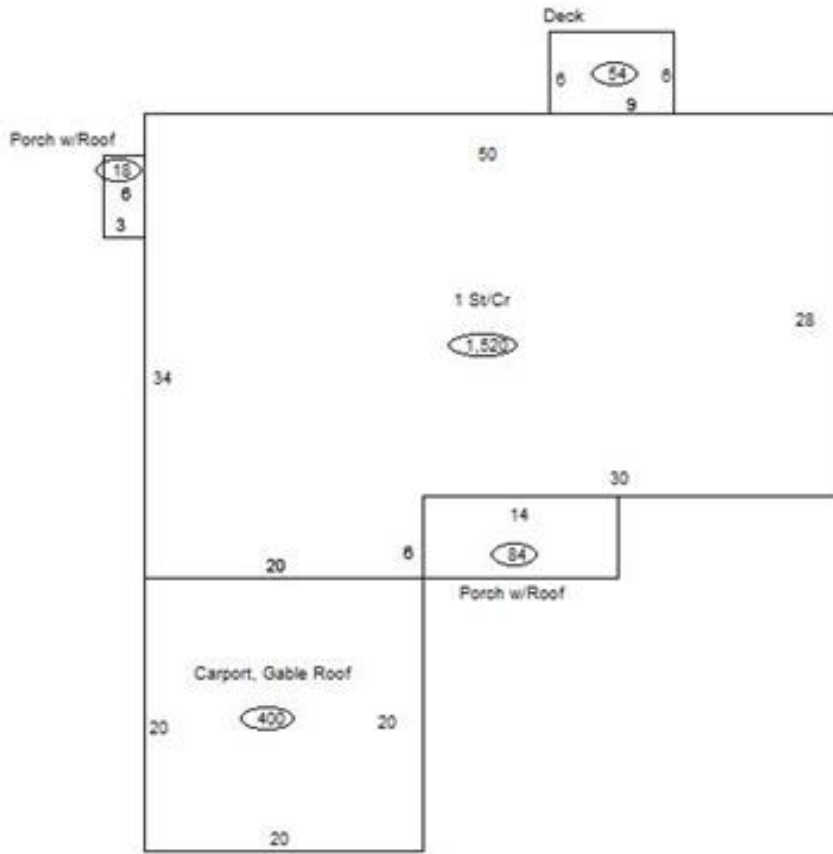
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Sketch Image

660003039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,520	1.000	1,520
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	18	1.000	18
4	M	WODO		13	WODO	54	1.000	54
5	G	3		13	Carport, Gable Roof	400	1.000	400
Total Building Area						1,520		1,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 3	Cond 3	Year 2023	Eff Age		
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD 2,950
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD