



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 660014654 Parcel ID 22N15E-15-3-00000-000-0000 Cadastral ID 15-22-15-00200 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 196204 BEGLEY, JEFFREY S 15781 S 4100 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15781 S 4100 RD Subdivision Lot/Block / Parcel Size 100 - Acres Sec/Twn/Rng 15 / 22 / 15 / 3 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\051922 (66)\IMG_0065.JPG 5/20/2022</p>														
Legal Description Lat/Long: 36.38169995 -95.69899235																			
W2 SW SE & S2 SW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	0	Land Value 6,592	6,592	11%	725	Assessed	28,754	3,110.65											
Year Frozen	0	Improvements 375,025	254,804		28,029	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00											
TIF Project ID	0	Total Value 381,617	261,396		28,754	Total Taxable	27,754	3,016.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660014654	BEGLEY, JEFFREY S	10	357,552	1000	26,917	2,926.00												
2024	2024-660014654	BEGLEY, JEFFREY S	10	334,149	1000	26,103	2,748.00												
2023	2023-660014654	BEGLEY, JEFFREY S	10	314,900	1000	25,314	2,647.00												
2022	2022-660014654	BEGLEY, JEFFREY S	10	316,356	1000	24,547	2,555.00												
2021	2021-660014654	BEGLEY, JEFFREY S	10	291,364	1000	23,803	2,495.00												
2020	2020-660014654	BEGLEY, JEFFREY S	10	291,045	1000	23,081	2,455.00												
2019	2019-660014654	BEGLEY, JEFFREY S	10	276,619	1000	22,380	2,337.00												
2018	2018-660014654	BEGLEY, JEFFREY S	10	288,475	1000	21,699	2,344.00												
2017	2017-660014654	BEGLEY, JEFFREY S	10	284,663	1000	21,038	2,405.00												
2016	2016-660014654	BEGLEY, JEFFREY S	10	277,795	1000	20,396	2,126.00												
2015	2015-660014654	BEGLEY, JEFFREY S	10	270,532	1000	19,773	1,950.00												
2014	2014-660014654	BEGLEY, JEFFREY S	10	274,837	0	20,168	1,973.00												
2013	2013-660014654	BEGLEY, JEFFREY S	10	262,502	0	19,580	1,853.00												




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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		 <p>\\tsclient\T\TOMMY DUNLAP\051922 (66)\IMG_0065.JPG 5/20/2022</p>
Residential Data		GRM Approach
Type 1 Single Family Residence		GRM Code
Condition 3 - Average		Gross Rent 0.00
Quality 2 - Fair		Indicated Value
Architecture		Multiple Regression
Style 100% One Story		MRA Code
Exterior Wall 100% Frame, Siding, Wood		Adusted R
Base/Total Area 972 / 972		Indicated Value
Style 100% One Story		Direct Comparables
HVAC		Selection Model 1 Res
Roof Cover 4 Metal, Preformed		Adjustment Model A2 AO Test
Area on Slab 972		Comparables
Fixture/RghIn 5 /		Indicated Value
Bed/F/H Bath 2 / 1.0 /		Value Reconciliation
Basement Area		Selected Approach Cost Approach
Garage Type		Improvements 36,963
Remodel		Lot Value
Year/Eff Age 1947 / 59		Indicated Value 36,963 38.03 Per SqFt
		Agland Value 6,592
		Site Improvements 95,771
		Total Value 176,289 181.37 Total Value Per SqFt
Cost Approach Manual : 01/2025		
Base Cost 98.67	Total Misc Impr + 1,621	
Roofing Adj + 5.23	Garage Cost +	
Subfloor Adj + 0.00	Total RCN = 108,716	
Heat/Cool Adj + 0.00	Depreciation (66%) - 71,753	
Plumbing Adj + 6.28	Lump Sums + 0	
Basement Adj + 0.00	RCNLD = 36,963	
Adj Base Cost = 110.18	Lot Value +	
Total Area x 972	Indicated Value = 36,963	
Adjusted Cost = 107,095	Value Per SqFt 38.03	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	35425	11x7		77	21.05	1,621



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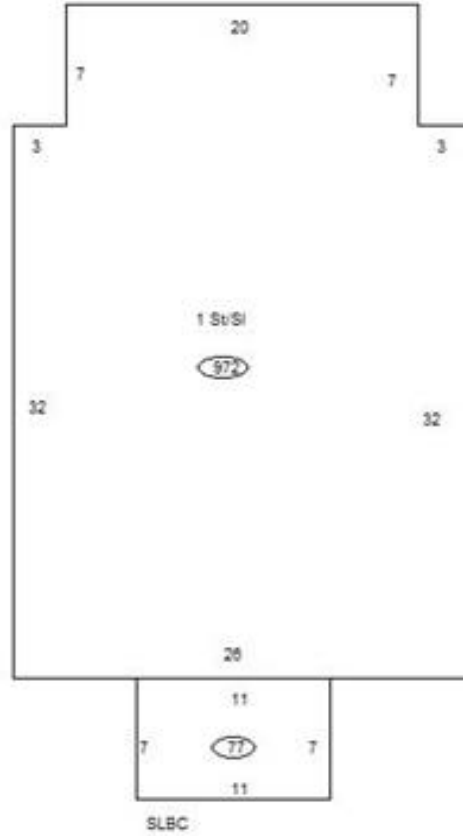
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Sketch Image

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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	972	1.000	972
2	M	PRCH		10	SLBC	77	1.000	77
Total Building Area						972		972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 900)	28,152		28,152	8,446	19,706
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (28.71 x 1,500)	43,065		43,065	21,533	21,532
	BARN	BARN	0x0x0			2,904	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (8.52 x 2,904)	24,742		24,742	14,845	9,897
	BARN	BARN	0x0x0			7,500	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (7.45 x 7,500)	55,875		55,875	33,525	22,350
	BARN	BARN	0x0x0			408	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (10.48 x 408)	4,276		4,276	4,276	
	MS	MECH SHED	0x0x0			1,938	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (5.85 x 1,938)	11,337		11,337	2,834	8,503
	STF	STG FAIR	0x0x0			400	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 400)	1,872		1,872	1,872	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			800
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 800)		3,744		3,744	3,744	
	BARN	BARN	30x46x0			1,380
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (9.09 x 1,380)		12,544		12,544	3,763	8,781
	LF	LOAFING SHED	0x0x0			800
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (4.26 x 800)		3,408		3,408	1,022	2,386
	STF	STG FAIR	0x0x0			168
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 168)		786		786	786	
	BARN	BARN	0x0x0			600
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (8.72 x 600)		5,232		5,232	2,616	2,616



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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,703 / 2,703
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,703
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	288,089	106.58	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	100.69	Total Misc Impr	+	26,336	
Roofing Adj	+ 4.45	Garage Cost	+	16,627	
Subfloor Adj	+ -2.10	Total RCN	=	369,837	
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	136,840	
Plumbing Adj	+ 5.25	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	232,997	
Adj Base Cost	= 120.93	Lot Value	+		
Total Area	x 2,703	Indicated Value	=	232,997	
Adjusted Cost	= 326,874	Value Per SqFt		86.20	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	232,997		
Lot Value			
Indicated Value	232,997	86.20	Per SqFt
Agland Value			
Site Improvements	9,294		
Total Value	242,291	89.64	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	35428	45x8		360	25.80		9,288
PRCH	SLAB PORCH - COVERED	35429	448		448	25.52		11,433



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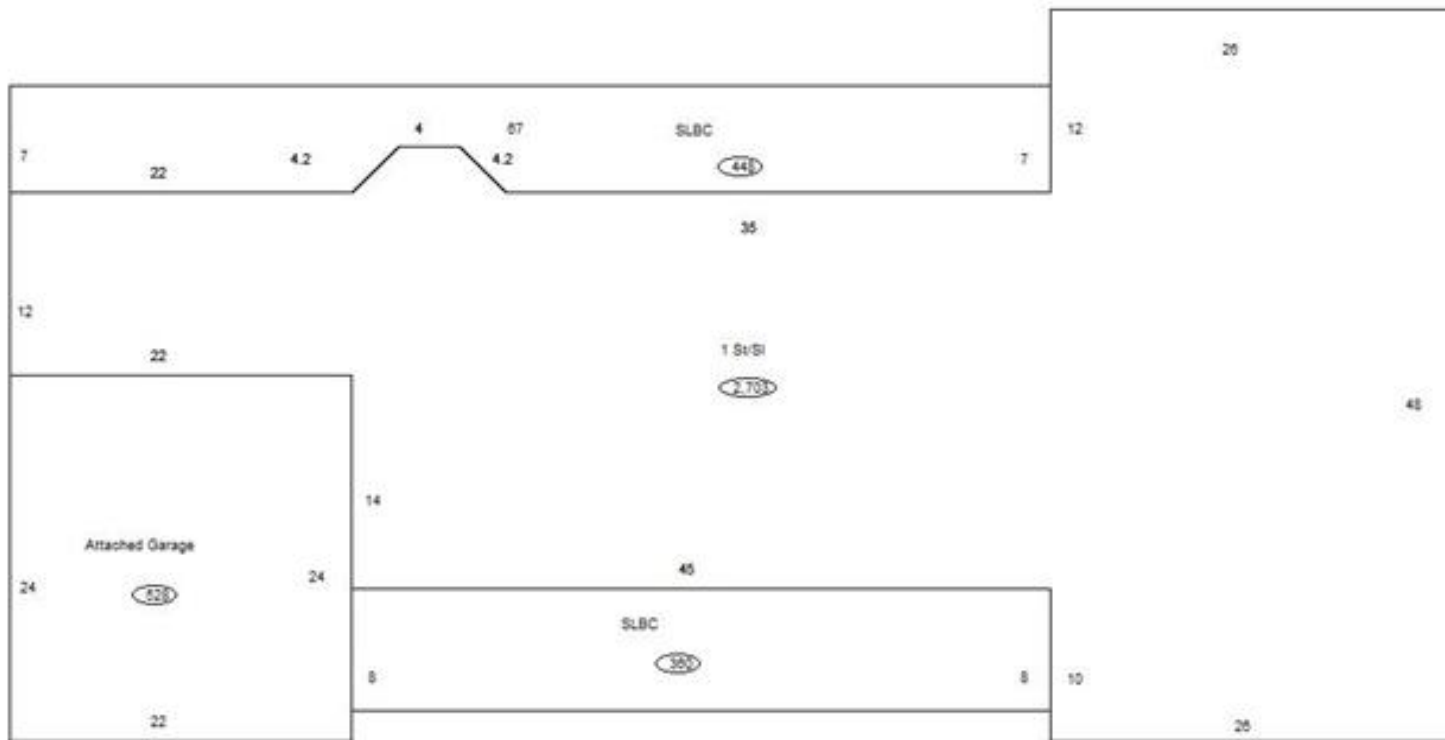
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Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,703	1.000	2,703
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	360	1.000	360
4	M	PRCH		10	SLBC	448	1.000	448
Total Building Area						2,703		2,703



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,005
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.47 x 1,005)		10,522	Modifier Total		RCN 10,522 Depr (20% Phys/ % Func) 2,104
	LT	LEAN-TO	20x30x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 600)		1,752	Modifier Total		RCN 1,752 Depr (50% Phys/ % Func) 876



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			27.346	108	108	2,953	2,953
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			6.556	192	192	1,259	1,259
RS	ROUGH STONY LAND	TMBR	20			1.515	36	36	55	55
SO	SOGN SOILS	NTV PST	15			64.582	36	36	2,325	2,325
NTV PST Totals						100.000			6,592	6,592
Total Agland						100.000			6,592	6,592