



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:40:17  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016445 <b>Parcel ID</b> 22N16E-17-4-00000-000-0000 <b>Cadastral ID</b> 17-22-16-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 260136 HADDOX, DENNY & NANCY L  11410 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 11512 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 17 / 22 / 16 / 4 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38168124 -95.62271159																																																																																																																									
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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	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,671 / 2,401
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,671
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1931 / 71

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	84.77	Total Misc Impr	+ 21,849				
Roofing Adj	+ 3.44	Garage Cost	+ 0				
Subfloor Adj	+ -0.80	Total RCN	= 269,704				
Heat/Cool Adj	+ 11.47	Depreciation ( 73%)	- 196,884				
Plumbing Adj	+ 4.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 72,820				
Adj Base Cost	= 103.23	Lot Value	+ 0				
Total Area	x 2,401	Indicated Value	= 72,820				
Adjusted Cost	= 247,855	Value Per SqFt	30.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,820		
Lot Value			
Indicated Value	72,820	30.33	Per SqFt
Agland Value	2,898		
Site Improvements	42,715		
Total Value	118,433	49.33	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	39462	20x5		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	39463	450		450	22.96		10,332
PRCH	SLAB PORCH - COVERED	39464	17x10		170	23.68		4,026



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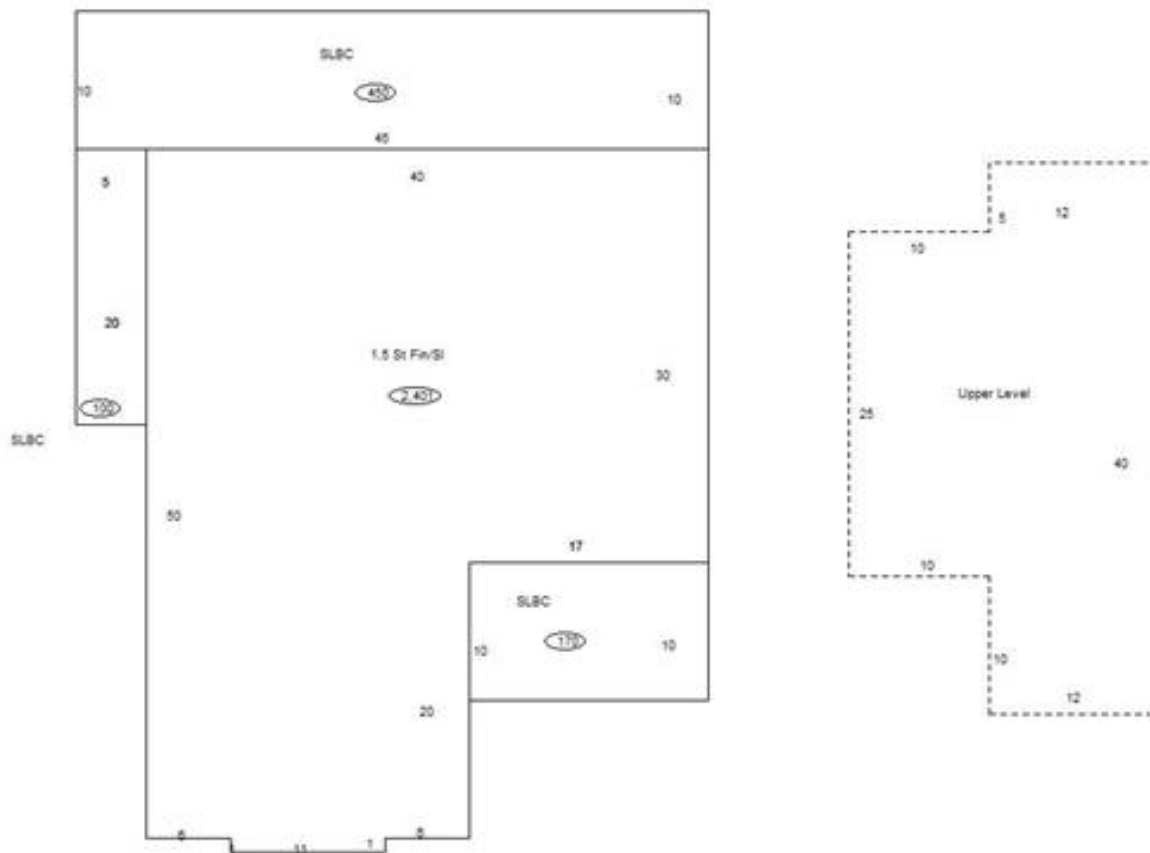
Date 04/17/2026

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### Sketch Image

660016445



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,671	1.437	2,401
2	M	PRCH		10	SLBC	100	1.000	100
3	M	PRCH		10	SLBC	450	1.000	450
4	M	PRCH		10	SLBC	170	1.000	170
5	U	^UL	Overhang	10	Upper Level	730	1.000	730
<b>Total Building Area</b>						1,671		2,401



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	16x40x8	Base		640	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (33.20 x 640)	21,248		21,248	1,487	19,761
	STGG	STG GOOD	25x12x0			300	
	Qual	3	Cond 3	Year 2023	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.36 x 300)	2,808		2,808		2,808
	LNT0	Lean To - Attached	18x6x0			108	
	Qual	3	Cond 3	Year 2023	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.50 x 108)	1,026		1,026	123	903
	HS	HAY SHED	0x0x0			1,024	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 1,024)	4,792		4,792	3,354	1,438
	GPB	GP BARN	0x0x0			420	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.00 x 420)	2,100		2,100	1,575	525
	GPB	GP BARN	0x0x0			2,800	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.00 x 2,800)	14,000		14,000	9,800	4,200
	GPB	GP BARN	0x0x0			1,824	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.00 x 1,824)	9,120		9,120	4,104	5,016



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			840
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 840)		13,440	13,440	5,376	8,064
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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### Agland Inventory

660016445

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	10.000	143	143	1,428	1,428
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	5.000	126	126	630	630
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	5.000	168	168	840	840
<b>IMP PST Totals</b>						20.000			2,898	2,898
<b>Total Agland</b>						20.000			2,898	2,898