



# 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	660016909													
Parcel ID	22N16E-18-3-00000-000-0000													
Cadastral ID	18-22-16-00410													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	343004													
EDINGER, TOM & KIM														
10087 RATLIFF DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	15777 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.5 - Acres											
Sec/Twn/Rng	18 / 22 / 16 / 3													
Neighborhood	6030 - UNPLATTED													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.38334708 -95.65032018														
TR IN SW, BEG SW/C SW, N 1155' TO POB, N 255.6', E 255.6' S 255.6', W 255.6' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	EDINGER, THOMAS AARON &	10/24/2023	0	WB										
/	EDINGER, THOMAS A &	09/28/2018	0	4										
875/858	SELLER	03/09/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	59,836	35,893	11%	3,948	Assessed	18,218	1,970.85					
Year Frozen	0	Improvements	129,725	129,725		14,270	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	189,561	165,618		18,218	Total Taxable	18,218	1,971.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016909	EDINGER, TOM & KIM	10	188,399	0	17,351	1,877.00							
2024	2024-660016909	EDINGER, TOM & KIM	10	194,679	0	16,524	1,731.00							
2023	2023-660016909	EDINGER, THOMAS AARON &	10	143,314	0	15,737	1,636.00							
2022	2022-660016909	EDINGER, THOMAS AARON &	10	137,417	0	14,988	1,551.00							
2021	2021-660016909	EDINGER, THOMAS AARON &	10	136,162	1000	13,275	1,397.00							
2020	2020-660016909	EDINGER, THOMAS AARON &	10	132,686	1000	12,859	1,375.00							
2019	2019-660016909	EDINGER, THOMAS AARON &	10	122,320	1000	12,455	1,307.00							
2018	2018-660016909	EDINGER, THOMAS A &	10	127,133	1000	12,209	1,325.00							
2017	2017-660016909	EDINGER, THOMAS A &	10	126,093	1000	11,825	1,358.00							
2016	2016-660016909	EDINGER, THOMAS A &	10	122,834	0	12,451	1,289.00							
2015	2015-660016909	EDINGER, THOMAS A &	10	121,244	0	11,858	1,162.00							
2014	2014-660016909	EDINGER, THOMAS A &	10	123,375	0	11,294	1,105.00							
2013	2013-660016909	EDINGER, THOMAS A &	10	116,902	0	10,756	1,018.00							



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.5	
Non-Ag Acres	1.643	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	71,568.00 x .84 = 59,836	
Factor Value		
Adjustments	1.0000	
Lot Value	59,836	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,358 / 1,358
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,358
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-06\IMG\_001 12/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,613	119.01	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.13	Total Misc Impr	+	14,108			
Roofing Adj	+ 4.63	Garage Cost	+	12,487			
Subfloor Adj	+ -1.22	Total RCN	=	199,577			
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	69,852			
Plumbing Adj	+ 10.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,725			
Adj Base Cost	= 127.38	Lot Value	+	59,836			
Total Area	x 1,358	Indicated Value	=	189,561			
Adjusted Cost	= 172,982	Value Per SqFt		139.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,725		
Lot Value	59,836		
Indicated Value	189,561	139.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	189,561	139.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40730	36		36	24.16		870
PRCH	SLAB PORCH - COVERED	40731	586		586	22.59		13,238



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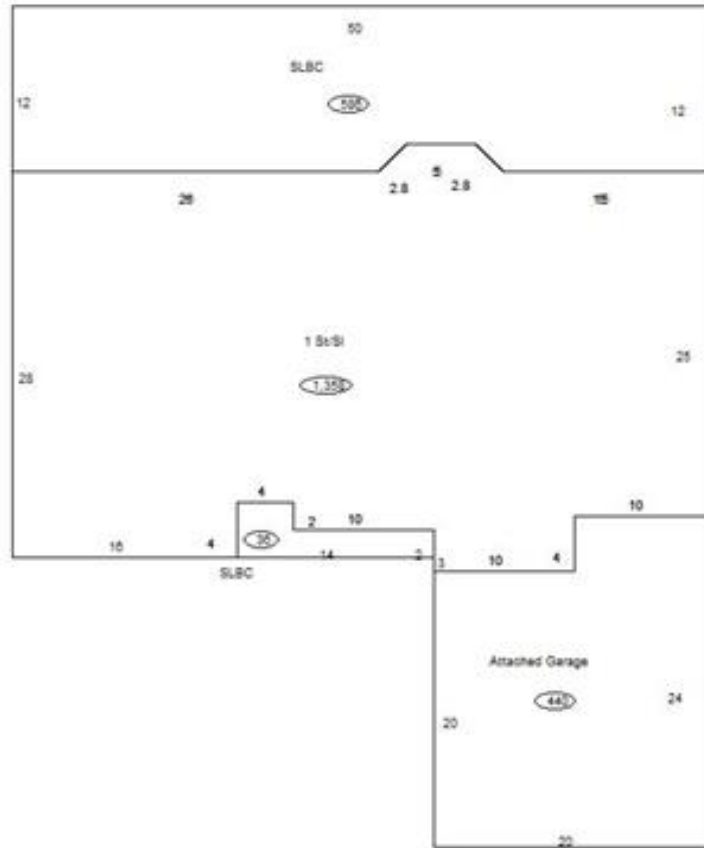
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Sketch Image

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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	1,358	1.000	1,358
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	586	1.000	586
<b>Total Building Area</b>						<b>1,358</b>		<b>1,358</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )						