




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:13:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017622 Parcel ID 22N16E-19-4-00000-000-0000 Cadastral ID 19-22-16-01600 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 253104 WICKHAM, MICHAEL A & LORI L 10715 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10715 E 450 RD Subdivision Lot/Block / Parcel Size 4.55 - Acres Sec/Twn/Rng 19 / 22 / 16 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-06\IMG_00: 12/7/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.36623843 -95.63770141 S2 E2 E2 SW SE LESS W 30' THEREOF																																																																																																																									
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 Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.55	
Non-Ag Acres	4.453	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	193,974.00 x .49 = 95,103	
Factor Value		
Adjustments	1.0000	
Lot Value	95,103	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,590 / 1,590
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,590
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



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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	208,498	131.13	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.15	Total Misc Impr	+	16,611			
Roofing Adj	+ 4.37	Garage Cost	+	15,295			
Subfloor Adj	+ -1.15	Total RCN	=	236,984			
Heat/Cool Adj	+ 11.47	Depreciation (32%)	-	75,835			
Plumbing Adj	+ 11.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,149			
Adj Base Cost	= 128.98	Lot Value	+	95,103			
Total Area	x 1,590	Indicated Value	=	256,252			
Adjusted Cost	= 205,078	Value Per SqFt		161.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,149		
Lot Value	95,103		
Indicated Value	256,252	161.16	Per SqFt
Agland Value			
Site Improvements	18,346		
Total Value	274,598	172.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
PRCH	SLAB PORCH - COVERED	42679	22x7			154	23.74	3,656
EPSW	ENCLOSED PORCH - SOLID WALL	42680	16x12			192	62.04	11,912
PATO	SLAB PORCH - OPEN	141760	16x6			96	10.86	1,043



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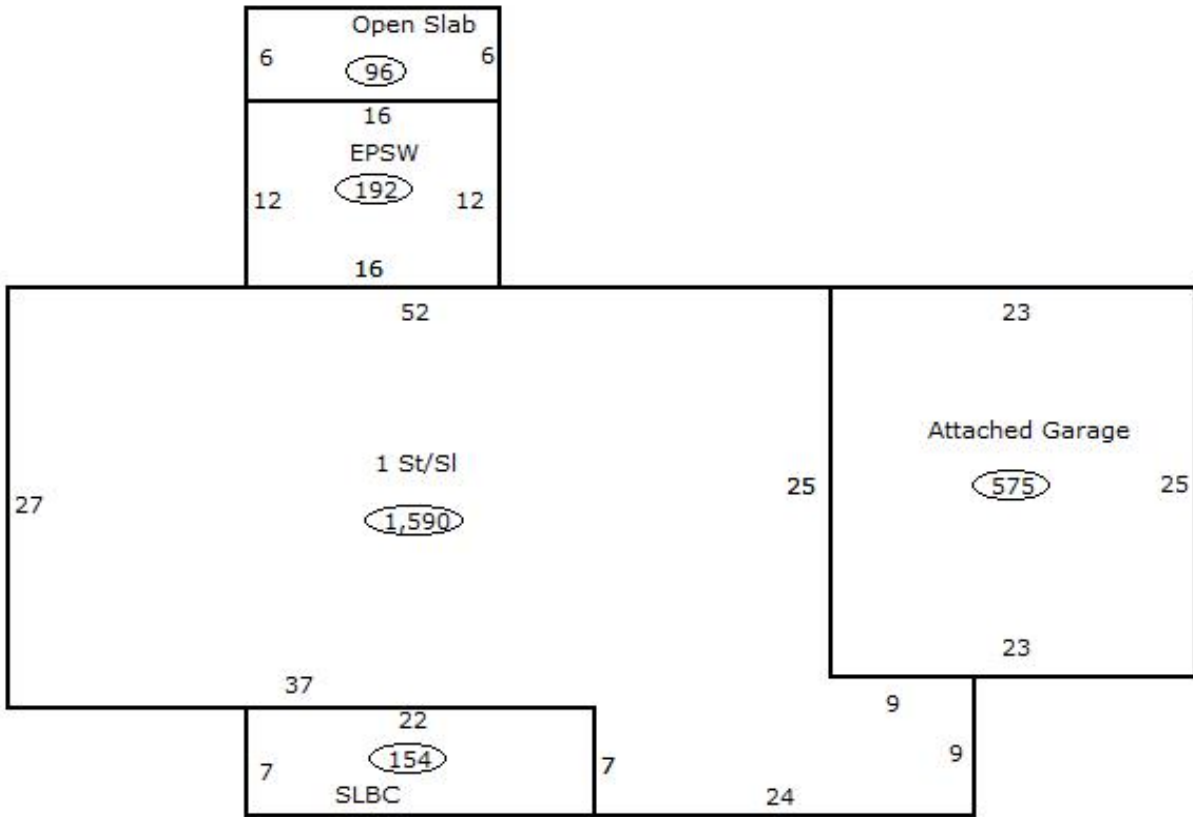
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 Page 3

Sketch Image

660017622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,590	1.000	1,590
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	154	1.000	154
4	M	EPSW		13	EPSW	192	1.000	192
5	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,590		1,590



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Page 4

660017622

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			690
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (31.28 x 690)		21,583	21,583	3,237		18,346