



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:38:19
Page 1

Assessment Data					Primary Image														
Account 660017653 Parcel ID 000000-00-0-00636-003-0002 Cadastral ID 19-22-16-03790 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 145624 WOLF, JOHN PAUL & MARY A GARDNER-WOLF 10502 E BLUE JAY LN CLAREMORE OK 74017-0000																			
Parcel Location Situs 10502 E BLUE JAY LN Subdivision QUAIL RIDGE Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																			
Legal Description Lat/Long: 36.37033405 -95.64034742					Building Permits														
LOT 2 BLOCK 3 QUAIL RIDGE					<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	962/450	VREELAND, FRANK	07/11/1994	109,500	No										
					953/221	WOLF, JOHN P &	04/11/1994	0	No										
					868/832		11/23/1991	10,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	68,053	17,429	11%	1,917	Assessed	24,607	2,662.02										
Year Frozen	0	Improvements	256,383	206,268		22,690	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	324,436	223,697		24,607	Total Taxable	23,607	2,568.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017653	WOLF, JOHN PAUL &			10	309,088	1000	22,890	2,491.00										
2024	2024-660017653	WOLF, JOHN PAUL &			10	316,716	1000	22,194	2,338.00										
2023	2023-660017653	WOLF, JOHN PAUL &			10	233,175	1000	21,519	2,252.00										
2022	2022-660017653	WOLF, JOHN PAUL &			10	234,461	1000	20,863	2,173.00										
2021	2021-660017653	WOLF, JOHN PAUL &			10	216,891	1000	20,226	2,122.00										
2020	2020-660017653	WOLF, JOHN PAUL &			10	215,409	1000	19,608	2,088.00										
2019	2019-660017653	WOLF, JOHN PAUL &			10	204,173	1000	19,007	1,986.00										
2018	2018-660017653	WOLF, JOHN PAUL &			10	210,085	1000	18,426	1,993.00										
2017	2017-660017653	WOLF, JOHN PAUL &			10	208,234	1000	17,859	2,044.00										
2016	2016-660017653	WOLF, JOHN PAUL &			10	202,718	1000	17,311	1,807.00										
2015	2015-660017653	WOLF, JOHN PAUL &			10	196,003	1000	16,777	1,656.00										
2014	2014-660017653	WOLF, JOHN PAUL &			10	197,925	1000	16,259	1,602.00										
2013	2013-660017653	WOLF, JOHN PAUL &			10	185,945	1000	15,757	1,503.00										



Rogers

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Date 04/17/2026
 Time 17:38:20
 Page 2

Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 7000 Non-Ag Acres 1.1728 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,085.00 x 1.33 = 68,053 Factor Value Adjustments 1.0000 Lot Value 68,053		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,235 / 2,235
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,235
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	681 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	291,872	130.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	299,330 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.88	Total Misc Impr	+ 14,864				
Roofing Adj	+ 4.58	Garage Cost	+ 20,450				
Subfloor Adj	+ -2.19	Total RCN	= 325,529				
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 94,403				
Plumbing Adj	+ 9.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 231,126				
Adj Base Cost	= 129.85	Lot Value	+ 68,053				
Total Area	x 2,235	Indicated Value	= 299,179				
Adjusted Cost	= 290,215	Value Per SqFt	133.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,126		
Lot Value	68,053		
Indicated Value	299,179	133.86	Per SqFt
Agland Value			
Site Improvements	25,257		
Total Value	324,436	145.16	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	42741	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	42742	21x12		252	26.14		6,587



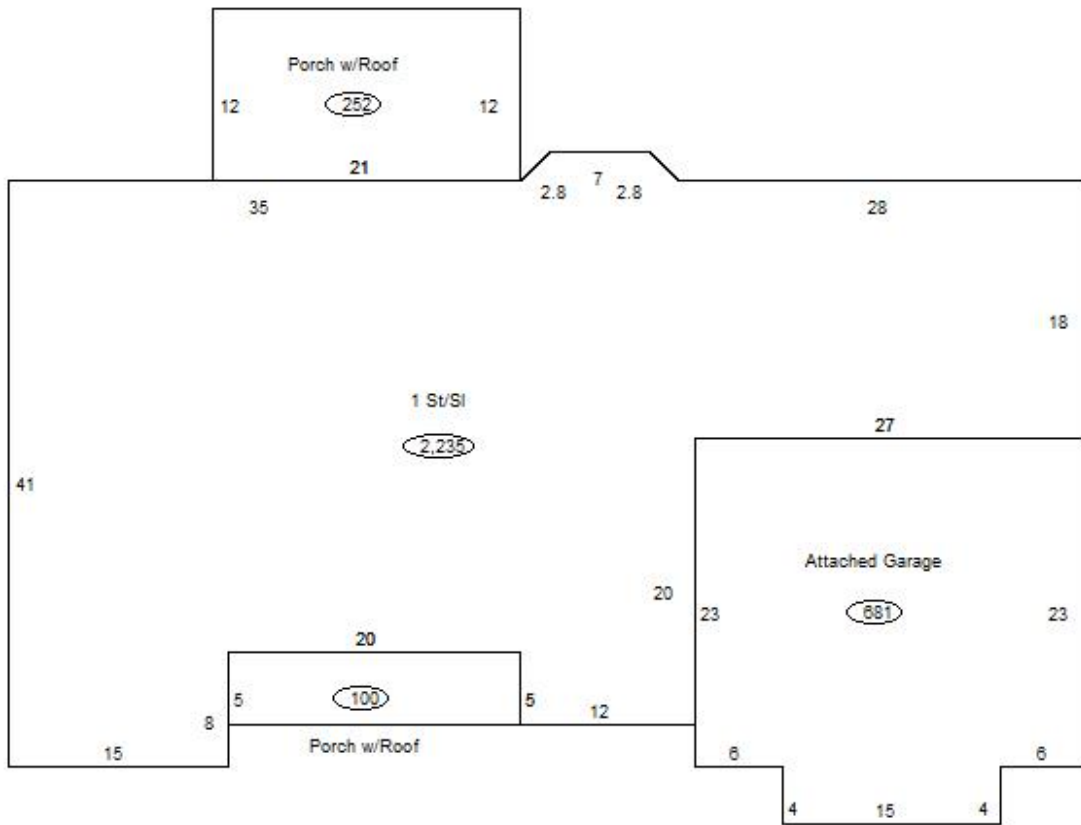
Rogers
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Date 04/17/2026
 Time 17:38:20
 Page 3

Sketch Image

660017653



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,235	1.000	2,235
2	G	1	Slab	13	Attached Garage	681	1.000	681
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	252	1.000	252
Total Building Area						2,235		2,235



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Date 04/17/2026
Time 17:38:20
Page 4

660017653

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 1,000)		31,280	31,280	7,820	23,460
	STF	STG FAIR	20x24x0			480
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)		2,246	2,246	449	1,797