



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 660018452 Parcel ID 22N16E-20-3-00000-000-0000 Cadastral ID 20-22-16-00300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 341426 FAVOR, RODERICK & MARNA REVOCABLE LIVING TRUST 11585 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11585 E 450 RD Subdivision Lot/Block / Parcel Size 85 - Acres Sec/Twn/Rng 20 / 22 / 16 / 3 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37016625 -95.62398147 NE SW LESS W 484' N 450' & SW SW NE & W2 W2 SE & E 10' W 16' S 10' N 245.5' NE SW																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		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																																																																																												
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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	100% Veneer, Masonry
Base/Total Area	1,937 / 1,937
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,937
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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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	105.71	Total Misc Impr	+	39,837			
Roofing Adj	+ 4.62	Garage Cost	+	17,211			
Subfloor Adj	+ -2.43	Total RCN	=	306,049			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	85,694			
Plumbing Adj	+ 8.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	220,355			
Adj Base Cost	= 128.55	Lot Value	+				
Total Area	x 1,937	Indicated Value	=	220,355			
Adjusted Cost	= 249,001	Value Per SqFt		113.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,355		
Lot Value			
Indicated Value	220,355	113.76	Per SqFt
Agland Value	13,844		
Site Improvements	61,928		
Total Value	296,127	152.88	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	44857	16x5		80	26.68		2,134
EPSW	ENCLOSED PORCH - SOLID WALL	44859	480		480	66.85		32,088



Rogers

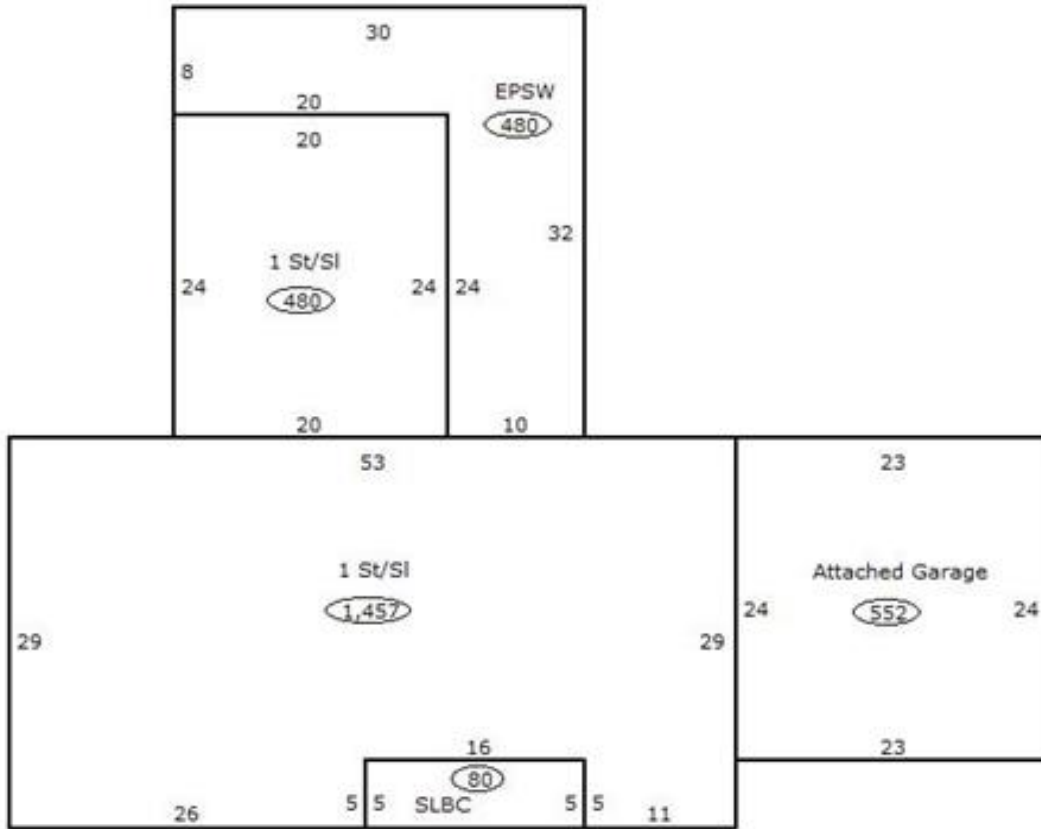
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Sketch Image

660018452



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,457	1.000	1,457
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	80	1.000	80
4	R	1	Slab	13	1 St/SI	480	1.000	480
5	M	EPSW		13	EPSW	480	1.000	480
Total Building Area						1,937		1,937



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x50x0			2,000	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (26.89 x 2,000)	53,780		53,780	2,689	51,091
	BARN	BARN	28x42x0			1,176	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (12.04 x 1,176)	14,159		14,159	9,203	4,956
	LT	LEAN-TO	20x40x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 800)	2,336		2,336	117	2,219
	STF	STG FAIR	24x32x0			768	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 768)	3,594		3,594	1,617	1,977
	STF	STG FAIR	12x30x0			360	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 360)	1,685		1,685		1,685



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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 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	986 / 986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 72



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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	57,731	58.55	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	95.26	Total Misc Impr	+	6,592	
Roofing Adj	+ 4.33	Garage Cost	+	6,962	
Subfloor Adj	+ 2.55	Total RCN	=	129,439	
Heat/Cool Adj	+ 10.30	Depreciation (77%)	-	99,668	
Plumbing Adj	+ 5.09	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	29,771	
Adj Base Cost	= 117.53	Lot Value	+		
Total Area	x 986	Indicated Value	=	29,771	
Adjusted Cost	= 115,885	Value Per SqFt		30.19	

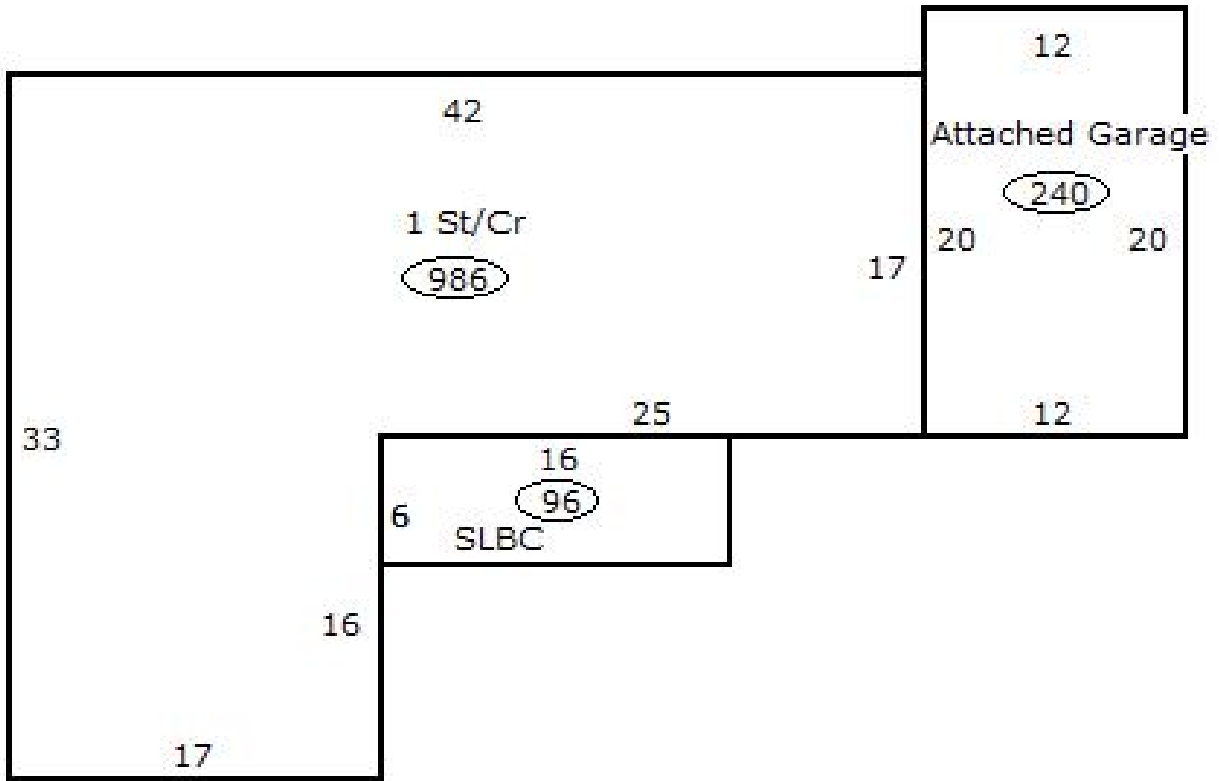
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,771		
Lot Value			
Indicated Value	29,771	30.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	29,771	30.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44862	16x6		96	20.99		2,015
FPR1	Fireplace - Residential 1 Story		1		1	4,576.55		4,577



Sketch Image

660018452



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	986	1.000	986
2	G	1		13	Attached Garage	240	1.000	240
3	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						986		986



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			25.690	121	121	3,098	3,098
TMBR Totals						25.690			3,098	3,098
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			3.097	192	192	595	595
SO	SOGN SOILS	NTV PST	15			3.426	36	36	123	123
NTV PST Totals						6.523			718	718
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			13.850	143	143	1,978	1,978
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			4.906	126	126	618	618
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			34.030	218	218	7,432	7,432
IMP PST Totals						52.787			10,028	10,028
Total Agland						85.000			13,844	13,844