



# 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	660018459								
Parcel ID	22N16E-20-2-00000-000-0000								
Cadastral ID	20-22-16-01100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	34214								
HADDOX, WALLACE									
11396 E 440 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	11396 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size 5 - Acres							
Sec/Twn/Rng	20 / 22 / 16 / 2								
Neighborhood	6030 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.37896496 -95.62550924									
Building Permits									
W2 NE NE NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	100,216	48,247	11%	5,307	Assessed	12,661	1,369.69
Year Frozen	2005	Improvements	138,850	66,847		7,354	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	239,066	115,094		12,661	Total Taxable	11,661	1,276.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018459	HADDOX, WALLACE			10	234,582	1000	11,660	1,275.00
2024	2024-660018459	HADDOX, WALLACE			10	241,859	1000	11,660	1,235.00
2023	2023-660018459	HADDOX, WALLACE			10	177,315	1000	11,660	1,226.00
2022	2022-660018459	HADDOX, WALLACE			10	177,772	1000	11,660	1,220.00
2021	2021-660018459	HADDOX, WALLACE			10	184,715	1000	11,660	1,229.00
2020	2020-660018459	HADDOX, WALLACE			10	176,298	1000	11,660	1,248.00
2019	2019-660018459	HADDOX, WALLACE			10	164,177	1000	11,660	1,225.00
2018	2018-660018459	HADDOX, WALLACE			10	170,693	1000	11,660	1,266.00
2017	2017-660018459	HADDOX, WALLACE			10	168,980	1000	11,660	1,339.00
2016	2016-660018459	HADDOX, WALLACE			10	165,362	1000	11,660	1,221.00
2015	2015-660018459	HADDOX, WALLACE			10	160,835	1000	11,661	1,155.00
2014	2014-660018459	HADDOX, WALLACE			10	163,584	1000	11,660	1,153.00
2013	2013-660018459	HADDOX, WALLACE			10	155,621	1000	11,661	1,114.00



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.9226	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	214,426.00 x .47 = 100,216	
Factor Value		
Adjustments	1.0000	
Lot Value	100,216	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,540
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

Cost Approach		Manual : 01/2025	
Base Cost	109,54	Total Misc Impr	+ 9,060
Roofing Adj	+ 4.39	Garage Cost	+ 13,373
Subfloor Adj	+ -1.15	Total RCN	= 231,503
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 113,436
Plumbing Adj	+ 11.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 118,067
Adj Base Cost	= 135.76	Lot Value	+ 100,216
Total Area	x 1,540	Indicated Value	= 218,283
Adjusted Cost	= 209,070	Value Per SqFt	141.74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	177,950 115.55 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	118,067
Lot Value	100,216
Indicated Value	218,283 141.74 Per SqFt
Agland Value	
Site Improvements	20,783
Total Value	239,066 155.24 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	44896		5x4	20	24.21		484
CPDT	CARPORT - DETACHED	44897		18x18	324	10.74		3,480



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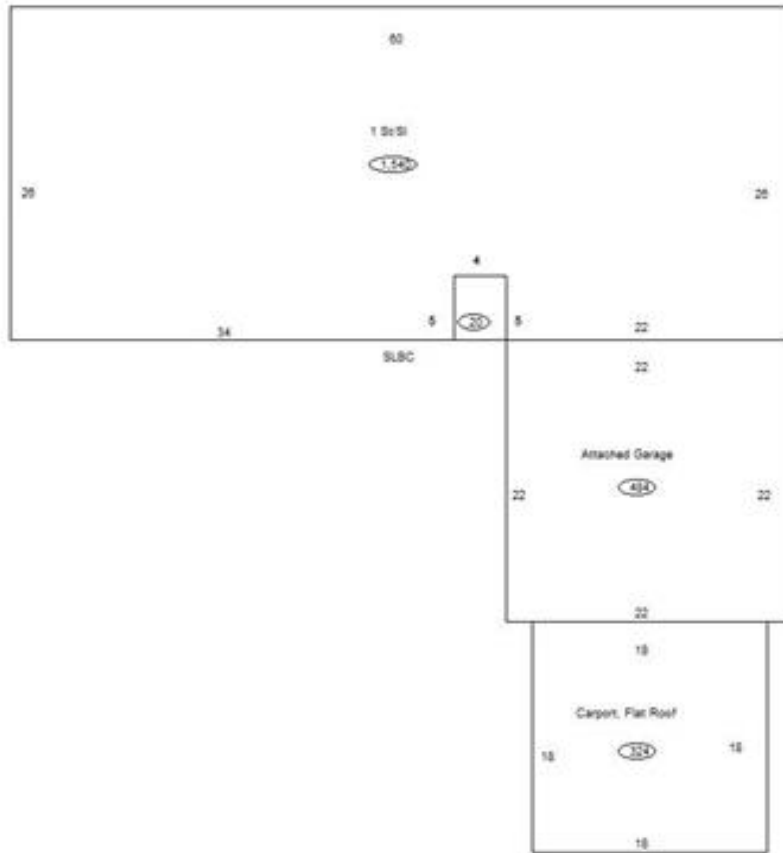
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### Sketch Image

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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	1,540	1.000	1,540
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	20	1.000	20
4	G	4		10	Carport, Flat Roof	324	1.000	324
<b>Total Building Area</b>						<b>1,540</b>		<b>1,540</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,196
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.99 x 2,196)		19,742		19,742	2,961
	LT	LEAN-TO	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 720)		2,102		2,102	315
	LF	LOAFING SHED	0x0x0			800
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 800)		3,408		3,408	1,193