



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	660018527								
Parcel ID	000000-00-0-00798-004-0008								
Cadastral ID	20-22-16-03760								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	46394								
ANGOLANO, DEBBIE									
16631 HUMMINGBIRD LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16631 S HUMMINGBIRD LN								
Subdivision	SUNRISE SUB AMD								
Lot/Block	0008 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	20 / 22 / 16 / 5								
Neighborhood	1151 - R-V01,4-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.37046889 -95.62852897									
Building Permits									
LOT 8 BLOCK 4 SUNRISE SUB. AMD.									
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	57,214	32,787	11%	3,607	Assessed	15,068	1,630.08
Year Frozen	2017	Improvements	181,819	104,193		11,461	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	239,033	136,980		15,068	Total Taxable	14,068	1,536.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018527	ANGOLANO, DEBBIE			10	228,916	1000	14,068	1,536.00
2024	2024-660018527	ANGOLANO, DEBBIE			10	233,817	1000	14,067	1,487.00
2023	2023-660018527	ANGOLANO, JOSEPH D			10	185,509	1000	14,068	1,477.00
2022	2022-660018527	ANGOLANO, JOSEPH D			10	187,261	1000	14,067	1,470.00
2021	2021-660018527	ANGOLANO, JOSEPH D			10	192,155	1000	14,068	1,480.00
2020	2020-660018527	ANGOLANO, JOSEPH D			10	191,102	1000	14,068	1,502.00
2019	2019-660018527	ANGOLANO, JOSEPH D			10	204,627	1000	14,067	1,474.00
2018	2018-660018527	ANGOLANO, JOSEPH D			10	211,003	1000	14,067	1,525.00
2017	2017-660018527	ANGOLANO, JOSEPH D			10	209,200	1000	14,068	1,613.00
2016	2016-660018527	ANGOLANO, JOSEPH D			10	203,580	1000	13,629	1,425.00
2015	2015-660018527	ANGOLANO, JOSEPH D			10	197,260	1000	13,203	1,306.00
2014	2014-660018527	ANGOLANO, JOSEPH D			10	201,205	1000	12,789	1,263.00
2013	2013-660018527	ANGOLANO, JOSEPH D			10	191,788	1000	12,388	1,184.00



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 20000 Non-Ag Acres 0.9058 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 39,458.00 x 1.45 = 57,214 Factor Value Adjustments 1.0000 Lot Value 57,214		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 15% Frame, Siding, Vinyl 85% Veneer, Stone Base/Total Area 2,280 / 2,280 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,280 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 540 Attached Garage - Unfinished Remodel Year/Eff Age 1978 / 36		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Frame, Siding, Vinyl 85% Veneer, Stone
Base/Total Area	2,280 / 2,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach		Manual : 01/2025	
Base Cost	98.24	Total Misc Impr	+ 13,232
Roofing Adj	+ 4.06	Garage Cost	+ 14,575
Subfloor Adj	+ -1.17	Total RCN	= 298,603
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 134,371
Plumbing Adj	+ 6.17	Lump Sums	+ 2,273
Basement Adj	+ 0.00	RCNLD	= 166,505
Adj Base Cost	= 118.77	Lot Value	+ 57,214
Total Area	x 2,280	Indicated Value	= 223,719
Adjusted Cost	= 270,796	Value Per SqFt	98.12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	228,294	100.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	285,670		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,505		
Lot Value	57,214		
Indicated Value	223,719	98.12	Per SqFt
Agland Value			
Site Improvements	15,314		
Total Value	239,033	104.84	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	45129	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	45130	20x10		200	23.56		4,712
WODO	WOOD DECK - OPEN	45131	240		240	18.94	50%	2,273



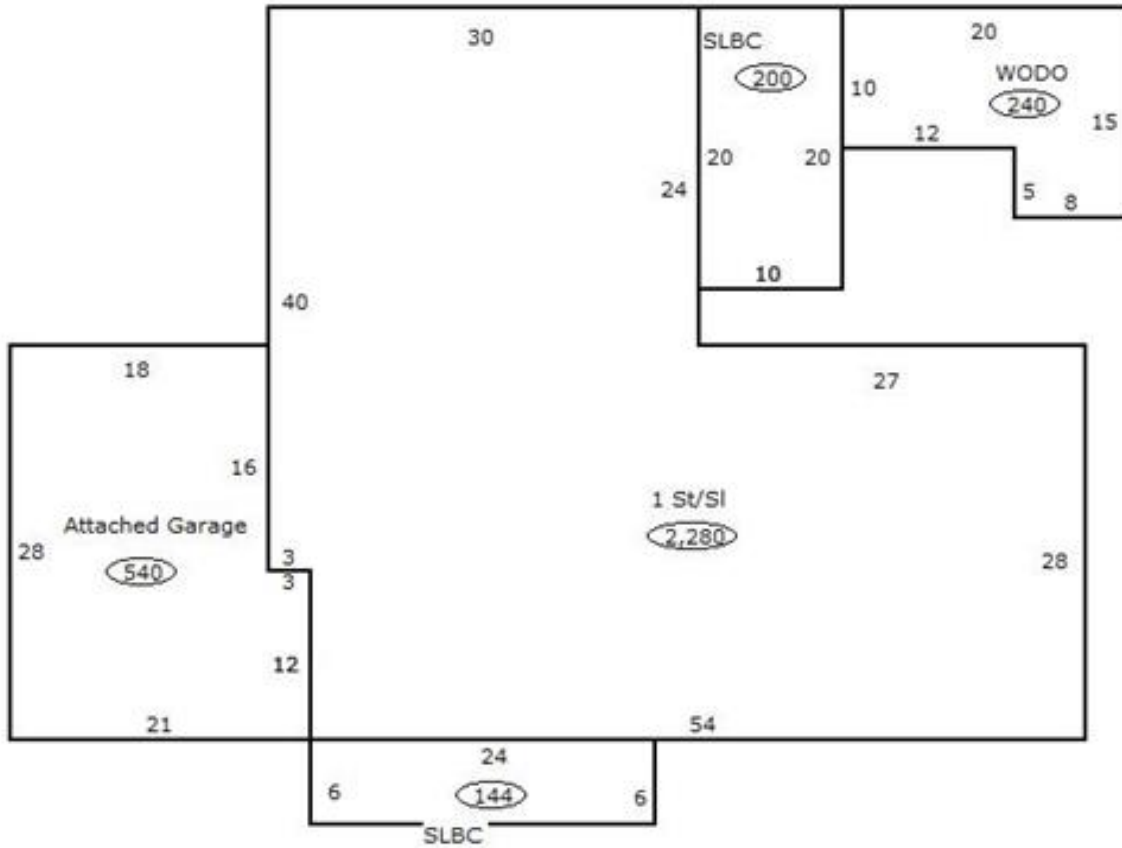
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,280	1.000	2,280
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	200	1.000	200
5	M	WODO		13	WODO	240	1.000	240
Total Building Area						2,280		2,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (31.28 x 576)		18,017	18,017	2,703	15,314	