




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:34:37
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Assessment Data					Primary Image																																																																																																																				
Account 660019404 Parcel ID 22N15E-22-4-00000-000-0000 Cadastral ID 22-22-15-00800 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345001 MINOR, BILLIE & SUTTON, LORANNA 16650 S 4110 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16650 S 4110 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 8.92 - Acres Sec/Twn/Rng 22 / 22 / 15 / 4 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-03-16 03-16-18\03-16-18 031.JPG 3/16/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.36838122 -95.68820263 TR DESC 2024-008500 AS COMM SE/C SE; N01.1620W 855' TO POB; S89.0658W 427.79'; N01.2325W 215'; S89.0658W 200'; S01.2325E 215'; S89.0658W 336.41'; N07.4100E 470.23'; N89.0657E 891'; S01.1620E 465' TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 6020 #1		Primary Image				
Lot Size	0	0						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		3					
			0					
Method	Square-Foot							
Base Lot Value	388,555.00 x .24 = 92,957							
Factor Value								
Adjustments	1.0000							
Lot Value	92,957							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	92,957				
Total Area	x	Indicated Value	=	92,957				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adusted R								
Indicated Value								
Direct Comparables								
Selection Model		1	Res					
Adjustment Model		A2	AO Test					
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value		92,957						
Indicated Value		92,957		0.00	Per SqFt			
Agland Value								
Site Improvements		24,412						
Total Value		117,369		0.00	Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065		43,065	21,533	21,532
	PFS	PORTABLE FRAME STRUCTURE	8x12x0			96	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.00 x 96)		2,880		2,880		2,880
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						




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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% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,036 / 2,072
Style	100% Two Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	197,255	95.20	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,810		
Lot Value			
Indicated Value	171,810	82.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	171,810	82.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	81.78	Total Misc Impr	+	35,923			
Roofing Adj	+ 3.01	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	227,127			
Heat/Cool Adj	+ 0.00	Depreciation (26%)	-	59,053			
Plumbing Adj	+ 7.49	Lump Sums	+	3,736			
Basement Adj	+ 0.00	RCNLD	=	171,810			
Adj Base Cost	= 92.28	Lot Value	+				
Total Area	x 2,072	Indicated Value	=	171,810			
Adjusted Cost	= 191,204	Value Per SqFt		82.92			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	47172	937		937	24.37		22,835
WODO	WOOD DECK - OPEN	47173	20x9		180	23.06	10%	3,736
EPSW	ENCLOSED PORCH - SOLID WALL	47174	21x9		189	69.25		13,088



Rogers

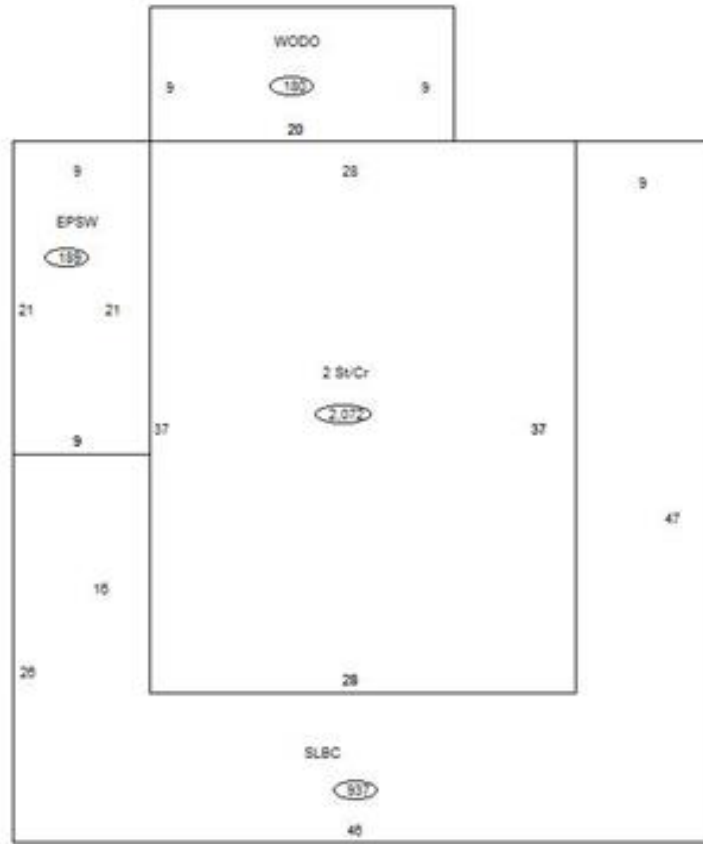
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	1,036	2.000	2,072
2	M	PRCH		10	SLBC	937	1.000	937
3	M	WODO		10	WODO	180	1.000	180
4	M	EPSW		10	EPSW	189	1.000	189
Total Building Area						1,036		2,072