



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:02:29
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Assessment Data					Primary Image																																																																																																																				
Account 660020540 Parcel ID 22N15E-24-4-00000-000-0000 Cadastral ID 24-22-15-01100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 294657 SMITH, SHIRLEY C TRUSTEE 16602 S OLD HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 16602 S OLD HWY 88 Subdivision Lot/Block / Parcel Size 26.51 - Acres Sec/Twn/Rng 24 / 22 / 15 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36558824 -95.65402362																																																																																																																									
SE NW SE & TR DESC AS COMM SE/C SE; S88.5029W 33'; N01.2148W 38.97' TO POB BEING THE ON WESTERLY LINE OF DEED FILED 187 59; N41.3222W 222.83'; S88.5029W 596.91'; S01.0931E 208.71'; S88 5029W 389.42'; N01.2040W 386'; S88.5029W 158'; N01.2040W 713.10'; S43.5520E 665'; CURVE RIGHT RADIUS 444.10'; DELTA 42.4500					Building Permits																																																																																																																				
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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	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54



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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	88.43	Total Misc Impr	+ 4,665				
Roofing Adj	+ 4.08	Garage Cost	+ 0				
Subfloor Adj	+ 1.19	Total RCN	= 250,684				
Heat/Cool Adj	+ 11.47	Depreciation (60%)	- 150,410				
Plumbing Adj	+ 4.66	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 100,274				
Adj Base Cost	= 109.83	Lot Value	+ 0				
Total Area	x 2,240	Indicated Value	= 100,274				
Adjusted Cost	= 246,019	Value Per SqFt	44.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,274		
Lot Value			
Indicated Value	100,274	44.77	Per SqFt
Agland Value	5,090		
Site Improvements	33,060		
Total Value	138,424	61.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50489	20x8		160	23.72		3,795
PRCH	SLAB PORCH - COVERED	50490	9x4		36	24.16		870



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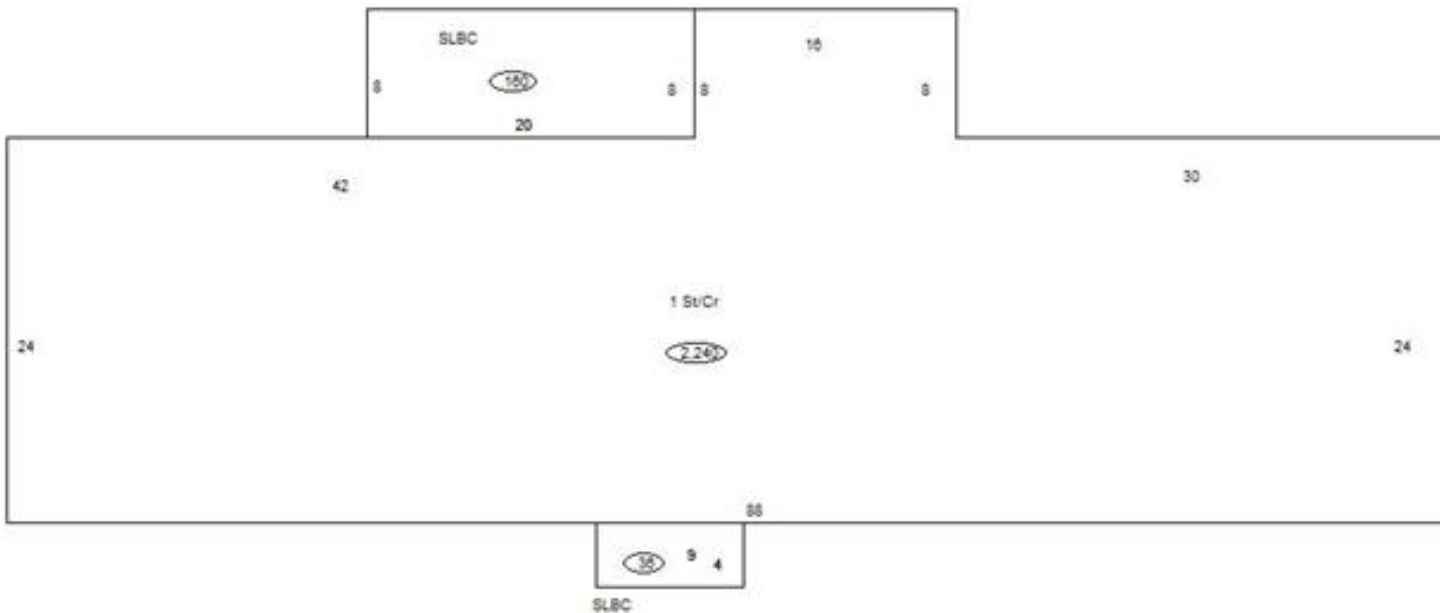
Date 04/17/2026

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Sketch Image

660020540



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,240	1.000	2,240
2	M	PRCH		10	SLBC	160	1.000	160
3	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						2,240		2,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (30.25 x 1,200)	36,300		36,300	14,520	21,780
	UTIL	SHOP BUILDING	0x0x0			400	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 400)	12,512		12,512	3,754	8,758
	LT	LEAN-TO	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 720)	2,102		2,102	841	1,261
	LT	LEAN-TO	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 720)	2,102		2,102	841	1,261
	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					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Units-Buildable				
Base Lot Value					
Factor Value		C:\Users\RLN\Pictures\2018-03-21 03-21-18\03-21-18 064.JPG		3/22/2018	
Adjustments		GRM Approach			
Lot Value		GRM Code		0.00	
Residential Data		Gross Rent		Indicated Value	
Type	1 Single Family Residence	Multiple Regression			
Condition	2 - Fair	MRA Code		1 Test	
Quality	1.5 - Low	Adusted R		0.8445	
Architecture		Indicated Value		108,964 137.58 Per SqFt	
Style	100% One Story	Direct Comparables			
Exterior Wall	100% Frame, Siding, Wood	Selection Model		1 Res	
Base/Total Area	792 / 792	Adjustment Model		A2 AO Test	
Style	100% One Story	Comparables		Indicated Value	
HVAC		Value Reconciliation			
Roof Cover	1 Composition Shingle	Selected Approach		Cost Approach	
Area on Slab	0	Improvements		51,603	
Fixture/RghIn	4 /	Lot Value		51,603	
Bed/F/H Bath	2 / 1.0 /	Indicated Value		51,603 65.16 Per SqFt	
Basement Area		Agland Value		Site Improvements	
Garage Type	528 Carport - Gable Roof	Total Value		51,603 65.16 Total Value Per SqFt	
Remodel		Cost Approach			
Year/Eff Age	1986 / 40	Manual : 01/2025			
Base Cost	94.76	Total Misc Impr	+	0	
Roofing Adj	+ 4.37	Garage Cost	+	3,184	
Subfloor Adj	+ 2.64	Total RCN	=	88,601	
Heat/Cool Adj	+ 0.00	Depreciation (50%)	-	44,301	
Plumbing Adj	+ 6.08	Lump Sums	+	7,303	
Basement Adj	+ 0.00	RCNLD	=	51,603	
Adj Base Cost	= 107.85	Lot Value	+		
Total Area	x 792	Indicated Value	=	51,603	
Adjusted Cost	= 85,417	Value Per SqFt		65.16	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CP	Carport Dirt	0	528		528	3.50		1,848
WODC	WOOD DECK - COVERED	119472	33x5		165	35.17	6%	5,455



Rogers

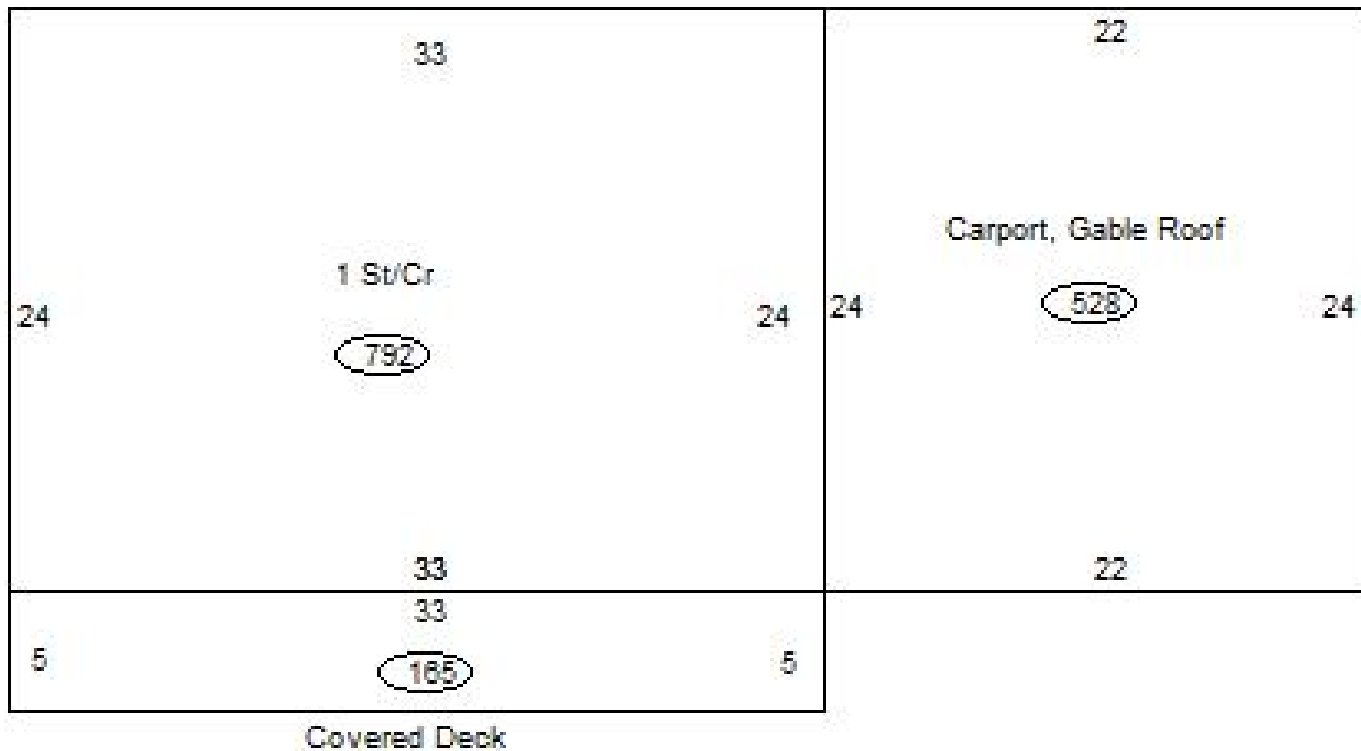
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Sketch Image

660020540



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	792	1.000	792
2	M	WODC		13	WODC	165	1.000	165
3	G	3		13	Carport, Gable Roof	528	1.000	528
Total Building Area						792		792



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			26.510	192	192	5,090	5,090
NTV PST Totals						26.510			5,090	5,090
Total Agland						26.510			5,090	5,090