



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:30:33  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020567 <b>Parcel ID</b> 000000-00-0-00723-009-0025 <b>Cadastral ID</b> 24-22-15-03460 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 320118 WAHLE, MALCOLM JR & CHRISTINA M  16504 S OLD HWY 88 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16504 S OLD HWY 88 <b>Subdivision</b> SAGEEYAH PARK <b>Lot/Block</b> 0025 / 0009 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 24 / 22 / 15 / 5 <b>Neighborhood</b> 1151 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37095154 -95.65407693 THAT PART OF BLOCK 9 SAGEEYAH PARK CONTAINED IN THE OVERAL TRACT INITIALLY DESCRIBED ON 2592-238 AS FOLLOWS: (TR COMM SE/C SE; N01.2148W 1987.10'; S88.4530W 608.17' TO POB; S88.4530W 558'; N45.2504E 410.24'; S43.5520E 383' TO POB.)																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3643	
Non-Ag Acres	0.6375	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	27,769.00 x 1.45 = 40,265	
Factor Value		
Adjustments	1.0000	
Lot Value	40,265	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,364 / 1,364
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



\\tsclient\T\TOMMY DUNLAP\062022(73)\IMG\_0040.JPG 6/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	94,681	69.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.90	Total Misc Impr	+	14,670			
Roofing Adj	+ 5.19	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	185,020			
Heat/Cool Adj	+ 5.57	Depreciation ( 65%)	-	120,263			
Plumbing Adj	+ 4.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	64,757			
Adj Base Cost	= 124.89	Lot Value	+	40,265			
Total Area	x 1,364	Indicated Value	=	105,022			
Adjusted Cost	= 170,350	Value Per SqFt		77.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,757		
Lot Value	40,265		
Indicated Value	105,022	77.00	Per SqFt
Agland Value			
Site Improvements	5,445		
Total Value	110,467	80.99	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	50530	17x5		85	24.00		2,040
EPSW	ENCLOSED PORCH - SOLID WALL	50531	12x10		120	62.78		7,534



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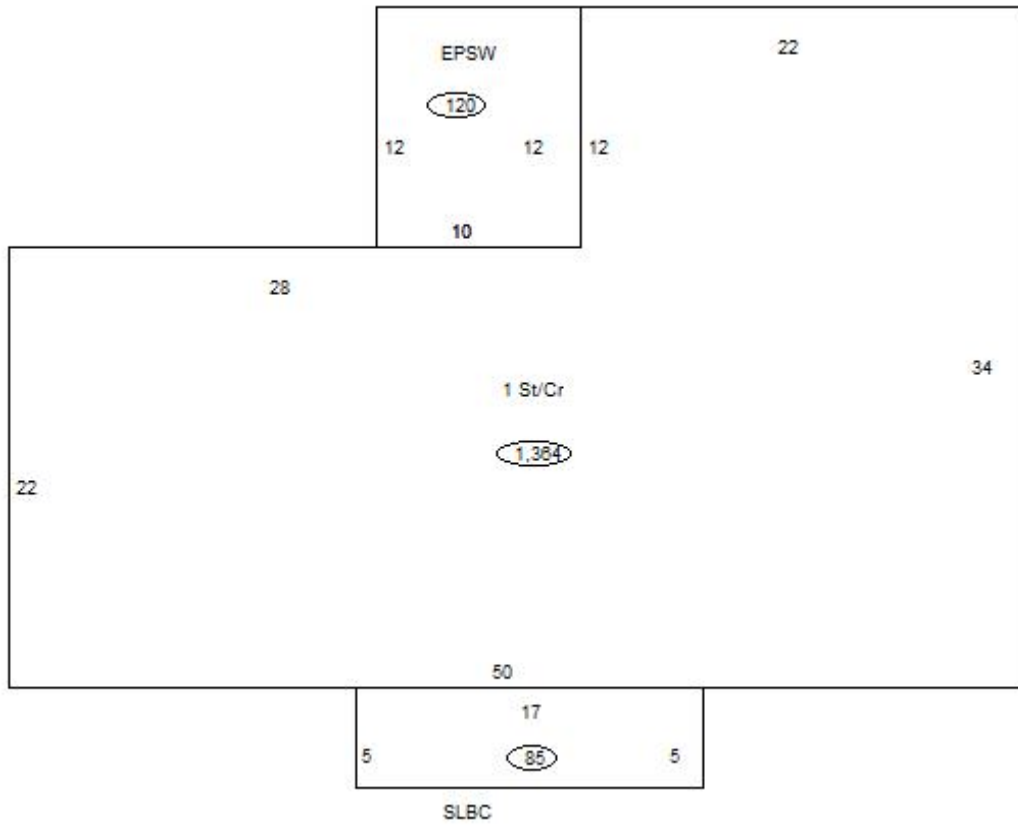
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Sketch Image

660020567



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,364	1.000	1,364
2	M	PRCH		10	SLBC	85	1.000	85
3	M	EPSW		10	EPSW	120	1.000	120
<b>Total Building Area</b>						1,364		1,364



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		12x24x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288)	1,348		1,348	741	607
	DTGF DETACHED GARAGE FAIR		0x0x0			864
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 864)	13,824		13,824	8,986	4,838