




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 660023155 Parcel ID 22N15E-27-2-00000-000-0000 Cadastral ID 27-22-15-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 265023 CLUCK, JAMES JEFFREY & TAMRYN MARY 17300 S 4102 RD CLAREMORE OK 74017-0000					 <p>\\tsclient\T\TOMMY DUNLAP\082022 (90)\IMG_0003.JPG 8/2/2022</p>														
Parcel Location Situs 17300 S 4100 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 27 / 22 / 15 / 2 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																			
Legal Description Lat/Long: 36.35904204 -95.70117105					Building Permits														
SE SW NW					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1056/614	CLUCK, LETHA M	06/29/1995	0	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	0	Land Value 1,514	1,514	11%	167	Assessed	3,623	391.94											
Year Frozen	0	Improvements 56,861	31,416		3,456	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00											
TIF Project ID	0	Total Value 58,375	32,930		3,623	Total Taxable	2,623	298.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023155	CLUCK, JAMES JEFFREY &			10	57,205	1000	2,517	286.00										
2024	2024-660023155	CLUCK, JAMES JEFFREY &			10	54,867	1000	2,415	267.00										
2023	2023-660023155	CLUCK, JAMES JEFFREY &			10	51,396	1000	2,315	254.00										
2022	2022-660023155	CLUCK, JAMES JEFFREY &			10	49,998	1000	2,219	243.00										
2021	2021-660023155	CLUCK, JAMES JEFFREY &			10	48,962	1000	2,125	236.00										
2020	2020-660023155	CLUCK, JAMES JEFFREY &			10	49,187	1000	2,034	230.00										
2019	2019-660023155	CLUCK, JAMES JEFFREY &			10	46,434	1000	1,946	216.00										
2018	2018-660023155	CLUCK, JAMES JEFFREY &			10	47,186	1000	1,860	213.00										
2017	2017-660023155	CLUCK, JAMES JEFFREY &			10	46,735	1000	1,777	215.00										
2016	2016-660023155	CLUCK, JAMES JEFFREY &			10	45,334	1000	1,696	190.00										
2015	2015-660023155	CLUCK, JAMES JEFFREY &			10	48,357	1000	1,618	172.00										
2014	2014-660023155	CLUCK, JAMES JEFFREY &			10	50,824	1000	1,541	163.00										
2013	2013-660023155	CLUCK, JAMES JEFFREY &			10	48,711	1000	1,467	150.00										



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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		<p>\\tsclient\T\TOMMY DUNLAP\082022 (90)\IMG_0003.JPG 8/2/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 68

Cost Approach				Manual : 01/2025			
Base Cost	95.69	Total Misc Impr	+	0			
Roofing Adj	+ 5.15	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	167,151			
Heat/Cool Adj	+ 11.47	Depreciation (71%)	-	118,677			
Plumbing Adj	+ 6.62	Lump Sums	+	8,387			
Basement Adj	+ 0.00	RCNLD	=	56,861			
Adj Base Cost	= 120.08	Lot Value	+				
Total Area	x 1,392	Indicated Value	=	56,861			
Adjusted Cost	= 167,151	Value Per SqFt		40.85			

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,861		
Lot Value			
Indicated Value	56,861	40.85	Per SqFt
Agland Value	1,514		
Site Improvements			
Total Value	58,375	41.94	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	WOOD DECK - COVERED	140442	24x12		288	29.12	8,387



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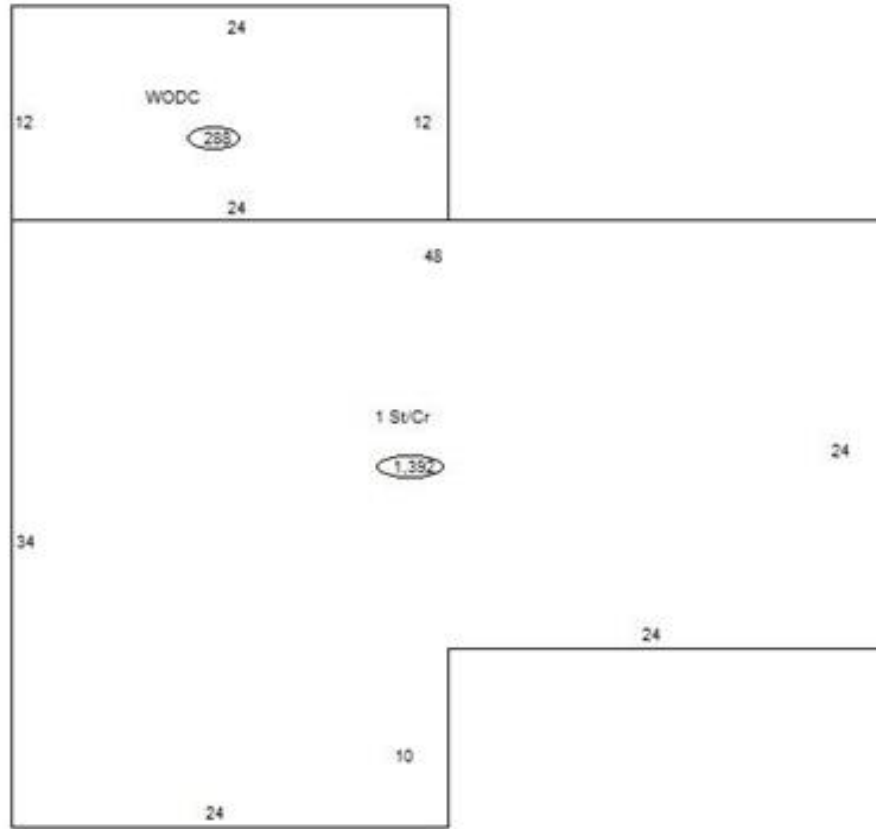
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,392	1.000	1,392
2	M	WODC		10	WODC	288	1.000	288
Total Building Area						1,392		1,392



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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
RS	ROUGH STONY LAND	TMBR	20		0	1.000	36	36	36	36
TMBR Totals						1.000			36	36
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	1.000	108	108	108	108
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	2.000	192	192	384	384
RS	ROUGH STONY LAND	NTV PST	20		0	1.000	48	48	48	48
NTV PST Totals						4.000			540	540
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	5.000	188	188	938	938
IMP PST Totals						5.000			938	938
Total Agland						10.000			1,514	1,514