



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	660023165								
Parcel ID	22N15E-27-3-00000-000-0000								
Cadastral ID	27-22-15-01100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	197284								
CLUCK, JAMES T									
17490 S 4102 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17490 S 4102 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	27 / 22 / 15 / 3								
Neighborhood	6020 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.35722863 -95.70114458									
Building Permits									
NE NW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	99,999	10,728	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	1,403	1,403	11%	154	Assessed	10,728	1,160.57
Year Frozen	0	Improvements	111,072	96,124		10,574	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	10,728	-1,011.00
TIF Project ID	0	Total Value	112,475	97,527		10,728	Total Taxable	0	150.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660023165	CLUCK, JAMES T			10	109,098	10415		146.00
2024	2024-660023165	CLUCK, JAMES T			10	115,000	10112		142.00
2023	2023-660023165	CLUCK, JAMES T			10	120,719	9817		138.00
2022	2022-660023165	CLUCK, JAMES T			10	122,868	9532		130.00
2021	2021-660023165	CLUCK, JAMES T			10	137,313	9254		126.00
2020	2020-660023165	CLUCK, JAMES T			10	134,734	8985		126.00
2019	2019-660023165	CLUCK, JAMES T			10	128,775	8723		123.00
2018	2018-660023165	CLUCK, JAMES T			10	135,316	8469		120.00
2017	2017-660023165	CLUCK, JAMES T			10	133,996	8222		108.00
2016	2016-660023165	CLUCK, JAMES T			10	129,982	7983		112.00
2015	2015-660023165	CLUCK, JAMES T			10	125,369	7750		100.00
2014	2014-660023165	CLUCK, JAMES T			10	126,557	7525		89.00
2013	2013-660023165	CLUCK, JAMES T			10	119,723	7306		84.00




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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 Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\082022 (90)\IMG_0008.JPG 8/2/2022</p>																																													
Residential Data Type 1 Single Family Residence Condition 2.5 - Fair Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 1,778 / 1,778 Style 100% One Story HVAC 100% Forced Air Furnace Roof Cover 4 Metal, Preformed Area on Slab 0 Fixture/RghIn 7 / Bed/F/H Bath 3 / 1.5 / Basement Area Garage Type 560 Attached Garage - Unfinished Remodel Year/Eff Age 1971 / 48		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 107,886 Lot Value Indicated Value 107,886 60.68 Per SqFt Agland Value 1,403 Site Improvements 3,186 Total Value 220,361 123.94 Total Value Per SqFt																																													
Cost Approach Manual : 01/2025 <table border="1"> <tbody> <tr> <td>Base Cost</td> <td>100.27</td> <td>Total Misc Impr</td> <td>+</td> <td>16,307</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 5.01</td> <td>Garage Cost</td> <td>+</td> <td>14,986</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 1.20</td> <td>Total RCN</td> <td>=</td> <td>239,746</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 5.57</td> <td>Depreciation (55%)</td> <td>-</td> <td>131,860</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 5.19</td> <td>Lump Sums</td> <td>+</td> <td>0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>=</td> <td>107,886</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 117.24</td> <td>Lot Value</td> <td>+</td> <td></td> </tr> <tr> <td>Total Area</td> <td>x 1,778</td> <td>Indicated Value</td> <td>=</td> <td>107,886</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 208,453</td> <td>Value Per SqFt</td> <td></td> <td>60.68</td> </tr> </tbody> </table>		Base Cost	100.27	Total Misc Impr	+	16,307	Roofing Adj	+ 5.01	Garage Cost	+	14,986	Subfloor Adj	+ 1.20	Total RCN	=	239,746	Heat/Cool Adj	+ 5.57	Depreciation (55%)	-	131,860	Plumbing Adj	+ 5.19	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	107,886	Adj Base Cost	= 117.24	Lot Value	+		Total Area	x 1,778	Indicated Value	=	107,886	Adjusted Cost	= 208,453	Value Per SqFt		60.68	
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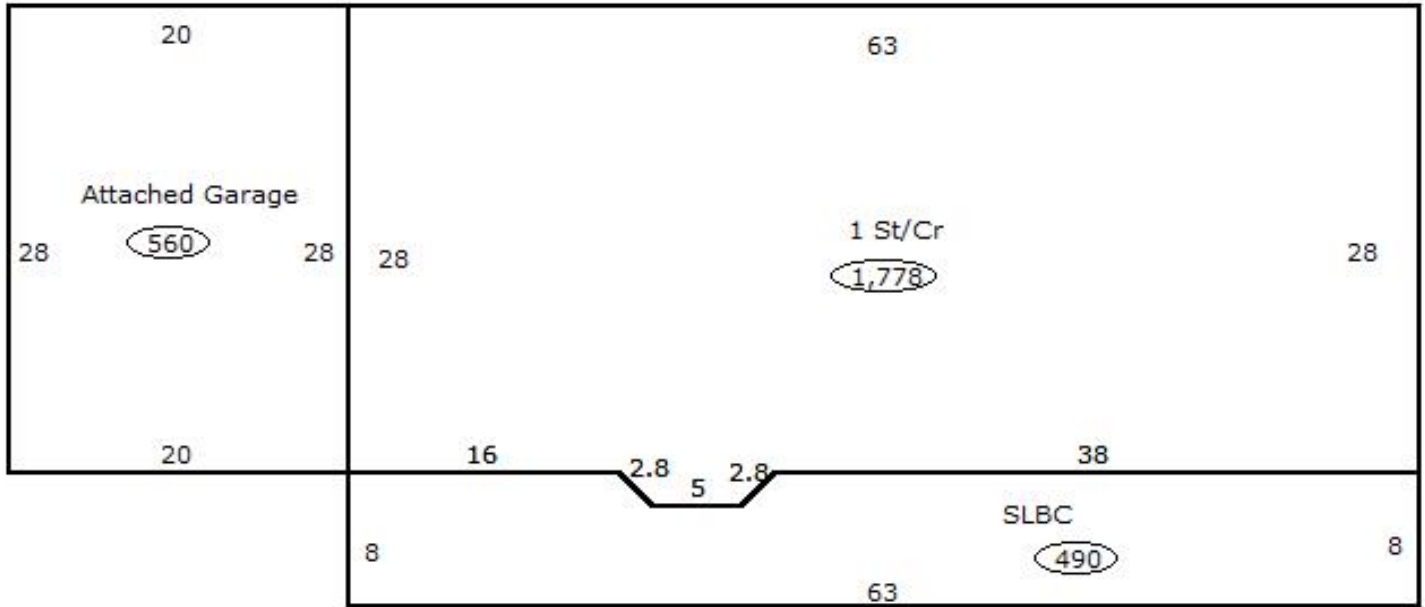
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,778	1.000	1,778
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	490	1.000	490
Total Building Area						1,778		1,778



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			320
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (10.48 x 320)		3,354		3,354	168	3,186



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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			2.870	192	192	551	551
RS	ROUGH STONY LAND	TMBR	20			.102	36	36	4	4
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			7.028	121	121	848	848
TMBR Totals						10.000			1,403	1,403
Total Agland						10.000			1,403	1,403