



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 660023814 Parcel ID 000000-00-0-00084-001-0001 Cadastral ID 28-22-16-01300 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 263962 LITTLE, LARRY ALLEN & RAYMOND & LEANN SANDECKI 12025 E OAKLAWN DR CLAREMORE OK 74017-0000 Parcel Location Situs 12025 E OAKLAWN DR Subdivision BROOK HOLLOW Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35110187 -95.61416672																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4204	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	61,871.00 x 1.25 = 77,633	
Factor Value		
Adjustments	1.0000	
Lot Value	77,633	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,235 / 2,235
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,235
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-23\IMG_003: 1/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	246,197	110.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	273,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,218		
Lot Value	77,633		
Indicated Value	261,851	117.16	Per SqFt
Agland Value			
Site Improvements	7,622		
Total Value	269,473	120.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.12	Total Misc Impr	+	15,822			
Roofing Adj	+ 4.58	Garage Cost	+	16,924			
Subfloor Adj	+ -2.19	Total RCN	=	306,981			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	132,002			
Plumbing Adj	+ 4.55	Lump Sums	+	9,239			
Basement Adj	+ 0.00	RCNLD	=	184,218			
Adj Base Cost	= 122.70	Lot Value	+	77,633			
Total Area	x 2,235	Indicated Value	=	261,851			
Adjusted Cost	= 274,235	Value Per SqFt		117.16			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	58477	22x7		154	26.45		4,073
CPDT	CARPORT - DETACHED	58478	27x20		540	11.36		6,134
WODO	WOOD DECK - OPEN	58479	642		642	16.93	15%	9,239



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	60x11x0			660
	Qual	3	Cond 3	Year	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (10.33 x 660)	6,818		6,818	6,818
	STF	STG FAIR	14x20x0			280
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 280)	1,310		1,310 786	524
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	LT	LEAN-TO	12x20x0			240
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 240)	701		701 421	280