



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:14:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023841 Parcel ID 000000-00-0-00570-001-0013 Cadastral ID 28-22-16-01570 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 312332 GUTHRIE, DANIEL & CHANDRA 17621 OWALLA VALLEY DR CLAREMORE OK 74017-0000 Parcel Location Situs 17621 OWALLA VALLEY DR Subdivision OWALLA VALLEY ESTATE Lot/Block 0013 / 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 Lot/Long: 36.35560828 -95.61087064																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1508	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,128.00 x 1.41 = 70,588	
Factor Value		
Adjustments	1.0000	
Lot Value	70,588	

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, Wood
Base/Total Area	1,555 / 1,555
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,555
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	832 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,534	125.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	224,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.91	Total Misc Impr	+	22,796			
Roofing Adj	+ 4.38	Garage Cost	+	21,349			
Subfloor Adj	+ -1.15	Total RCN	=	248,876			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	109,505			
Plumbing Adj	+ 9.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,371			
Adj Base Cost	= 131.66	Lot Value	+	70,588			
Total Area	x 1,555	Indicated Value	=	209,959			
Adjusted Cost	= 204,731	Value Per SqFt		135.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,371		
Lot Value	70,588		
Indicated Value	209,959	135.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,959	135.02	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	58567	24x20		480	22.90		10,992
PRCH	SLAB PORCH - COVERED	58568	24x12		288	23.29		6,708



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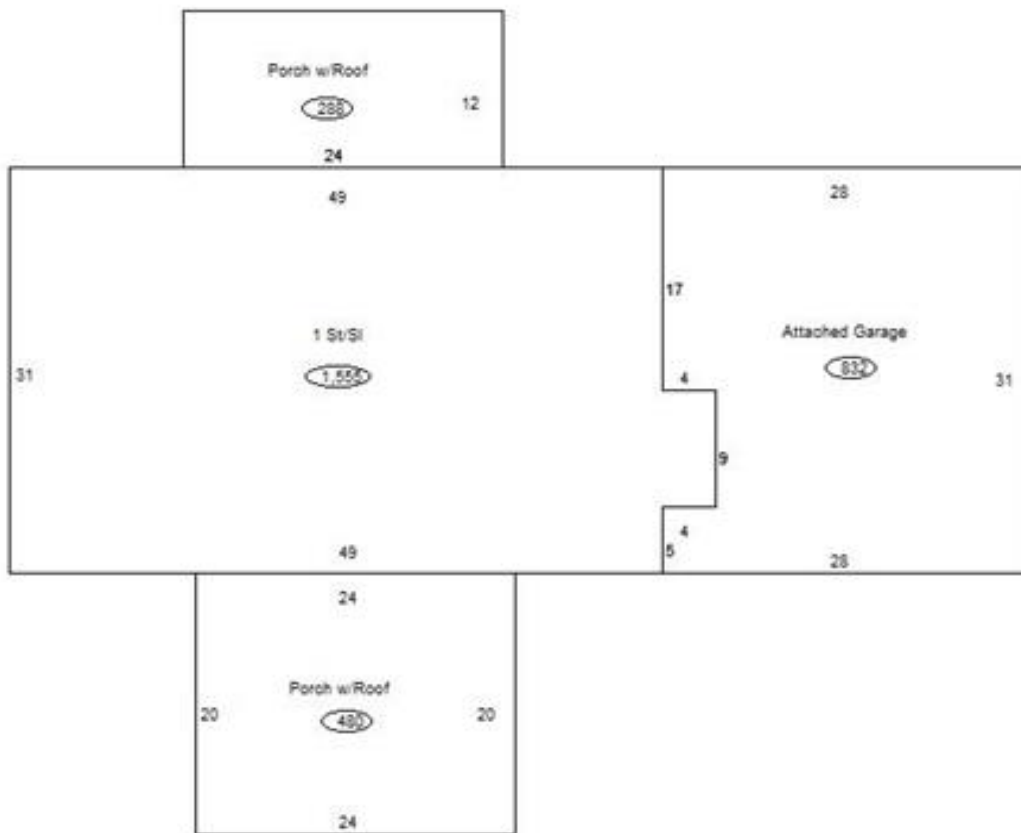
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,555	1.000	1,555
2	G	1		13	Attached Garage	832	1.000	832
3	M	PRCH		13	SLBC	480	1.000	480
4	M	PRCH		13	SLBC	288	1.000	288
Total Building Area						1,555		1,555



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					