



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 660023844 Parcel ID 000000-00-0-00570-001-0016 Cadastral ID 28-22-16-01600 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 269311 WARMAN, CHARLES P & PAULA D 17531 OWALLA VALLEY DR CLAREMORE OK 74017-0000 Parcel Location Situs 17531 OWALLA VALLEY DR Subdivision OWALLA VALLEY ESTATE Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>01/23/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-23\IMG_003; 1/23/2023</p>																																																	
Legal Description Lat/Long: 36.35692832 -95.61091744																																																						
LOT 16 BLOCK 1 OWALLA VALLEY ESTATE					Building Permits <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																																													
HV	Veteran	Yes	999,999	15,865	1132/234 758/256	QUAID, SCOTT A	07/18/1998	89,000	Yes																																													
								57,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1999</td> <td>Land Value 64,228</td> <td>24,044</td> <td>11%</td> <td>2,645</td> <td>Assessed</td> <td>15,865</td> <td>1,716.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 128,985</td> <td>120,188</td> <td> </td> <td>13,220</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>15,865</td> <td>-1,494.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 193,213</td> <td>144,232</td> <td> </td> <td>15,865</td> <td>Total Taxable</td> <td>0</td> <td>222.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	1999	Land Value 64,228	24,044	11%	2,645	Assessed	15,865	1,716.30	Year Frozen	0	Improvements 128,985	120,188		13,220	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	15,865	-1,494.00	TIF Project ID	0	Total Value 193,213	144,232		15,865	Total Taxable	0	222.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023844	WARMAN, CHARLES P & PAULA D	10	189,334	15404		216.00																																															
2024	2024-660023844	WARMAN, CHARLES P & PAULA D	10	197,715	14955		210.00																																															
2023	2023-660023844	WARMAN, CHARLES P & PAULA D	10	131,996	14520		203.00																																															
2022	2022-660023844	WARMAN, CHARLES P & PAULA D	10	130,156	14317		196.00																																															
2021	2021-660023844	WARMAN, CHARLES P & PAULA D	10	133,447	14679		200.00																																															
2020	2020-660023844	WARMAN, CHARLES P & PAULA D	10	134,127	14449		203.00																																															
2019	2019-660023844	WARMAN, CHARLES P & PAULA D	10	127,533	14029		198.00																																															
2018	2018-660023844	WARMAN, CHARLES P & PAULA D	10	131,658	14482		205.00																																															
2017	2017-660023844	WARMAN, CHARLES P & PAULA D	10	130,291	14271		187.00																																															
2016	2016-660023844	WARMAN, CHARLES P & PAULA D	10	127,291	13855		195.00																																															
2015	2015-660023844	WARMAN, CHARLES P & PAULA D	10	126,019	13452		173.00																																															
2014	2014-660023844	WARMAN, CHARLES P & PAULA D	10	128,383	1000	12,060	1,192.00																																															
2013	2013-660023844	WARMAN, CHARLES P & PAULA D	10	122,829	1000	11,680	1,117.00																																															



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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9637	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,979.00 x 1.53 = 64,228	
Factor Value		
Adjustments	1.0000	
Lot Value	64,228	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,728	112.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	213,120 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	114.00	Total Misc Impr	+	5,677	
Roofing Adj	+ 4.56	Garage Cost	+	12,487	
Subfloor Adj	+ -1.19	Total RCN	=	217,762	
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	97,993	
Plumbing Adj	+ 9.77	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	119,769	
Adj Base Cost	= 138.61	Lot Value	+	64,228	
Total Area	x 1,440	Indicated Value	=	183,997	
Adjusted Cost	= 199,598	Value Per SqFt		127.78	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,769		
Lot Value	64,228		
Indicated Value	183,997	127.78	Per SqFt
Agland Value			
Site Improvements	9,216		
Total Value	193,213	134.18	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	58580	6x4		24	24.19		581



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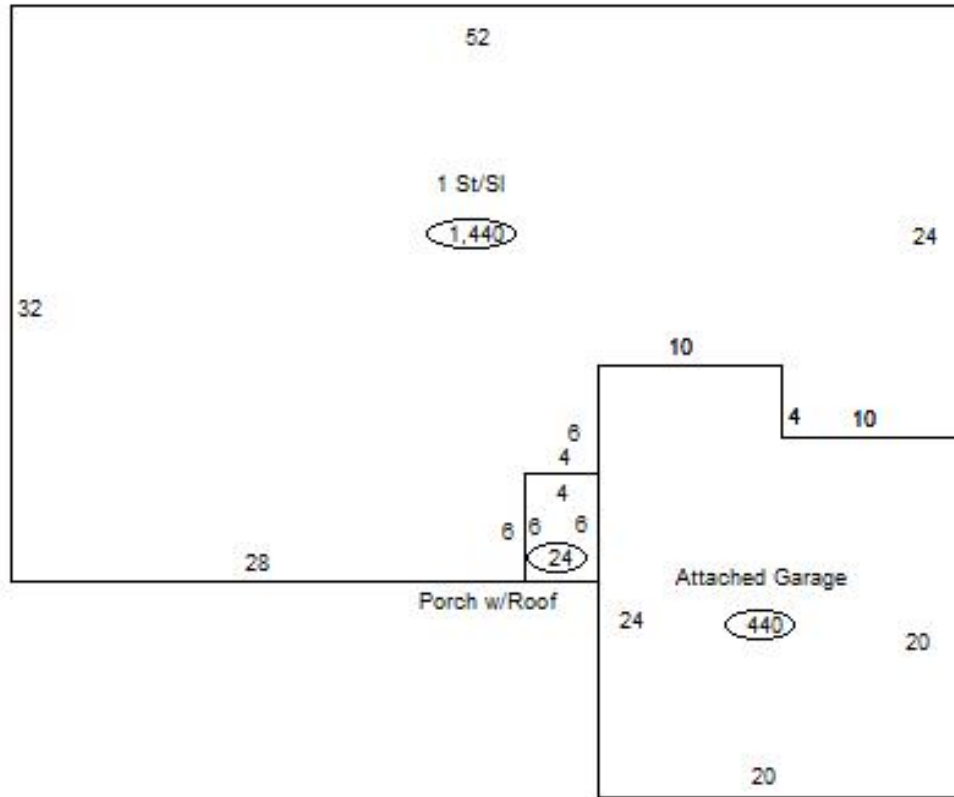
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Sketch Image

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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	1,440	1.000	1,440
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 768)		12,288	12,288	3,072	9,216
	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)					