



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:10:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023845 Parcel ID 000000-00-0-00951-001-0001 Cadastral ID 28-22-16-01610 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 340352 CHANG, LUE & LOU & PHOUA & VANG CHANG & CHER VUE & LINDA CHANG 12250 RUSSELL DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 12250 RUSSELL DR Subdivision WOODCREST HEIGHTS 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: 36.36507375 -95.60989939 LOT 1 BLOCK 1 WOODCREST HEIGHTS					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Page 2

Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.7276 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 75,255.00 x 1.14 = 85,664 Factor Value Adjustments 1.0000 Lot Value 85,664		 <p style="text-align: right; color: orange;">01/24/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,662
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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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	173,967	104.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	197,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.71	Total Misc Impr	+ 27,505				
Roofing Adj	+ 4.43	Garage Cost	+ 15,751				
Subfloor Adj	+ -1.15	Total RCN	= 254,662				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 124,784				
Plumbing Adj	+ 7.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,878				
Adj Base Cost	= 127.20	Lot Value	+ 85,664				
Total Area	x 1,662	Indicated Value	= 215,542				
Adjusted Cost	= 211,406	Value Per SqFt	129.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,878		
Lot Value	85,664		
Indicated Value	215,542	129.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,542	129.69	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
PATO	SLAB PORCH - OPEN	58583		350	350	8.27	2,895
EPSW	ENCLOSED PORCH - SOLID WALL	58584		21x14	294	61.18	17,987
EPSW	ENCLOSED PORCH - SOLID WALL	58585		24	24	63.61	1,527



Rogers

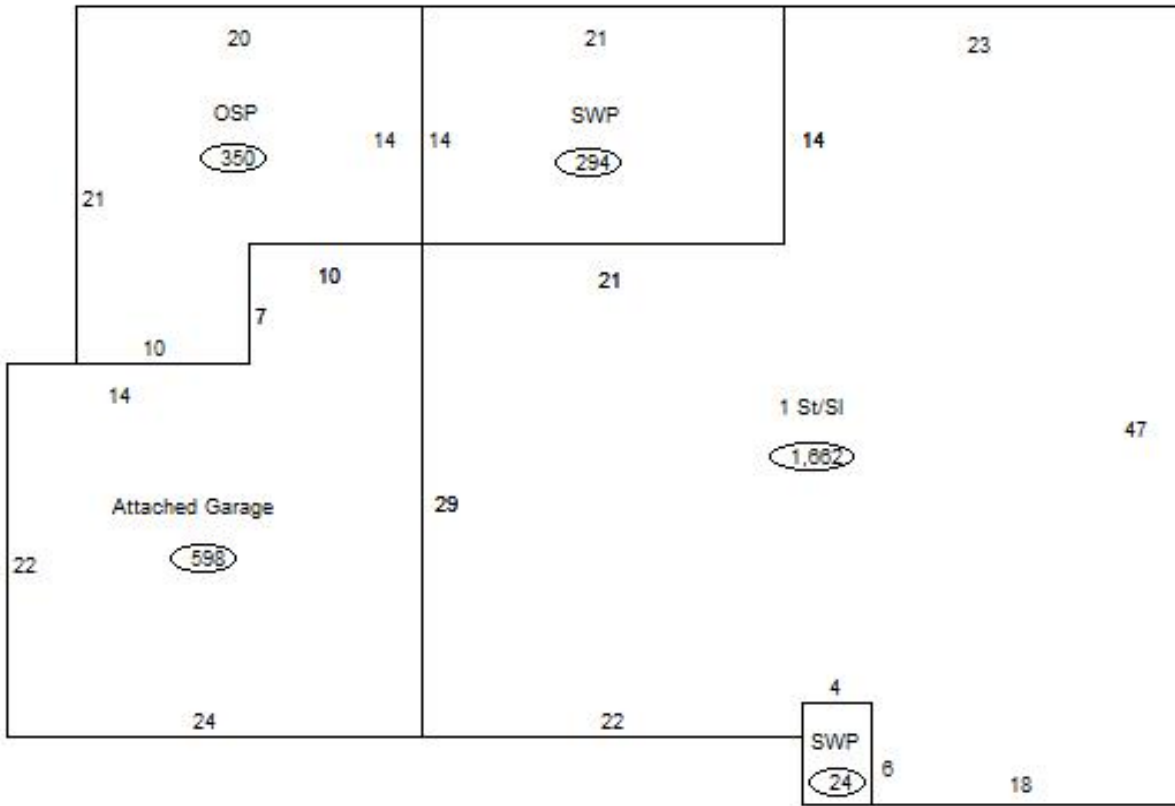
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 Page 3

Sketch Image

660023845



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,662	1.000	1,662
2	G	1		13	Attached Garage	598	1.000	598
3	M	PATO		13	Open Slab	350	1.000	350
4	M	EPSW		13	EPSW	294	1.000	294
5	M	EPSW		13	EPSW	24	1.000	24
Total Building Area						1,662		1,662