



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:48:09
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Assessment Data					Primary Image																																																																																																																				
Account 660023846 Parcel ID 000000-00-0-00951-001-0002 Cadastral ID 28-22-16-01620 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 294823 SMITH, GREGORY ROBERT & RENEE LOU TRUSTEES 12230 RUSSELL DR CLAREMORE OK 74017-0000 Parcel Location Situs 12230 RUSSELL DR Subdivision WOODCREST HEIGHTS Lot/Block 0002 / 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: 36.36455894 -95.61006332																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.381 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,157.00 x 1.27 = 76,605 Factor Value Adjustments 1.0000 Lot Value 76,605		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,161 / 2,089
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,161
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-24\IMG_000; 1/25/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	233,788	111.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	271,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.17	Total Misc Impr	+ 34,758				
Roofing Adj	+ 2.95	Garage Cost	+ 16,559				
Subfloor Adj	+ -1.38	Total RCN	= 297,234				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 136,728				
Plumbing Adj	+ 9.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 160,506				
Adj Base Cost	= 117.72	Lot Value	+ 76,605				
Total Area	x 2,089	Indicated Value	= 237,111				
Adjusted Cost	= 245,917	Value Per SqFt	113.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,506		
Lot Value	76,605		
Indicated Value	237,111	113.50	Per SqFt
Agland Value			
Site Improvements	12,768		
Total Value	249,879	119.62	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	58588	9x7		63	26.73		1,684
EPSW	ENCLOSED PORCH - SOLID WALL	58589	20x16		320	68.17		21,814
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	58591	194		194	29.10		5,645



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,140
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 1,140)		18,240	18,240	5,472	12,768	