



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	660023848													
Parcel ID	000000-00-0-00951-001-0004													
Cadastral ID	28-22-16-01640													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	46944													
GRIPADO, CARLOS G &														
ADRIENNE M &														
ROBIN GRIPADO														
12180 RUSSELL DRIVE														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	12180 RUSSELL DR													
Subdivision	WOODCREST HEIGHTS													
Lot/Block	0004 / 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: 36.36363468 -95.61078131														
LOT 4 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value 75,746	30,030	11%	3,303	Assessed	20,474	2,214.91						
Year Frozen	0	Improvements 168,804	156,102		17,171	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00						
TIF Project ID	0	Total Value 244,550	186,132		20,474	Total Taxable	19,474	2,121.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023848	GRIPADO, CARLOS G &	10	239,259	1000	18,878	2,057.00							
2024	2024-660023848	GRIPADO, CARLOS G &	10	253,473	1000	18,299	1,930.00							
2023	2023-660023848	GRIPADO, CARLOS G &	10	170,338	1000	17,737	1,859.00							
2022	2022-660023848	GRIPADO, CARLOS G &	10	171,193	1000	17,831	1,860.00							
2021	2021-660023848	GRIPADO, CARLOS G &	10	181,131	1000	17,992	1,889.00							
2020	2020-660023848	GRIPADO, CARLOS G &	10	178,213	1000	17,438	1,859.00							
2019	2019-660023848	GRIPADO, CARLOS G &	10	173,654	1000	16,901	1,769.00							
2018	2018-660023848	GRIPADO, CARLOS G &	10	179,078	1000	16,380	1,773.00							
2017	2017-660023848	GRIPADO, CARLOS G &	10	177,554	1000	15,874	1,818.00							
2016	2016-660023848	GRIPADO, CARLOS G &	10	173,069	1000	15,382	1,607.00							
2015	2015-660023848	GRIPADO, CARLOS G &	10	167,680	1000	14,905	1,473.00							
2014	2014-660023848	GRIPADO, CARLOS G &	10	169,035	1000	14,442	1,425.00							
2013	2013-660023848	GRIPADO, CARLOS G &	10	159,670	1000	13,992	1,335.00							



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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3482 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,726.00 x 1.29 = 75,746 Factor Value Adjustments 1.0000 Lot Value 75,746		<p style="text-align: right; color: orange;">01/24/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-24\IMG_000 1/25/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	105.96	Total Misc Impr	+ 11,402				
Roofing Adj	+ 4.63	Garage Cost	+ 17,166				
Subfloor Adj	+ -2.19	Total RCN	= 305,655				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 140,601				
Plumbing Adj	+ 9.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,054				
Adj Base Cost	= 130.21	Lot Value	+ 75,746				
Total Area	x 2,128	Indicated Value	= 240,800				
Adjusted Cost	= 277,087	Value Per SqFt	113.16				

GRM Approach			
GRM Code			
Gross Rent		0.00	
Indicated Value			

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	229,876	108.02	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	7		
Indicated Value	268,220		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,054		
Lot Value	75,746		
Indicated Value	240,800	113.16	Per SqFt
Agland Value			
Site Improvements	3,750		
Total Value	244,550	114.92	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	58599		114	114	26.57	3,029
PATO	SLAB PORCH - OPEN	58600	26x12		312	8.84	2,758



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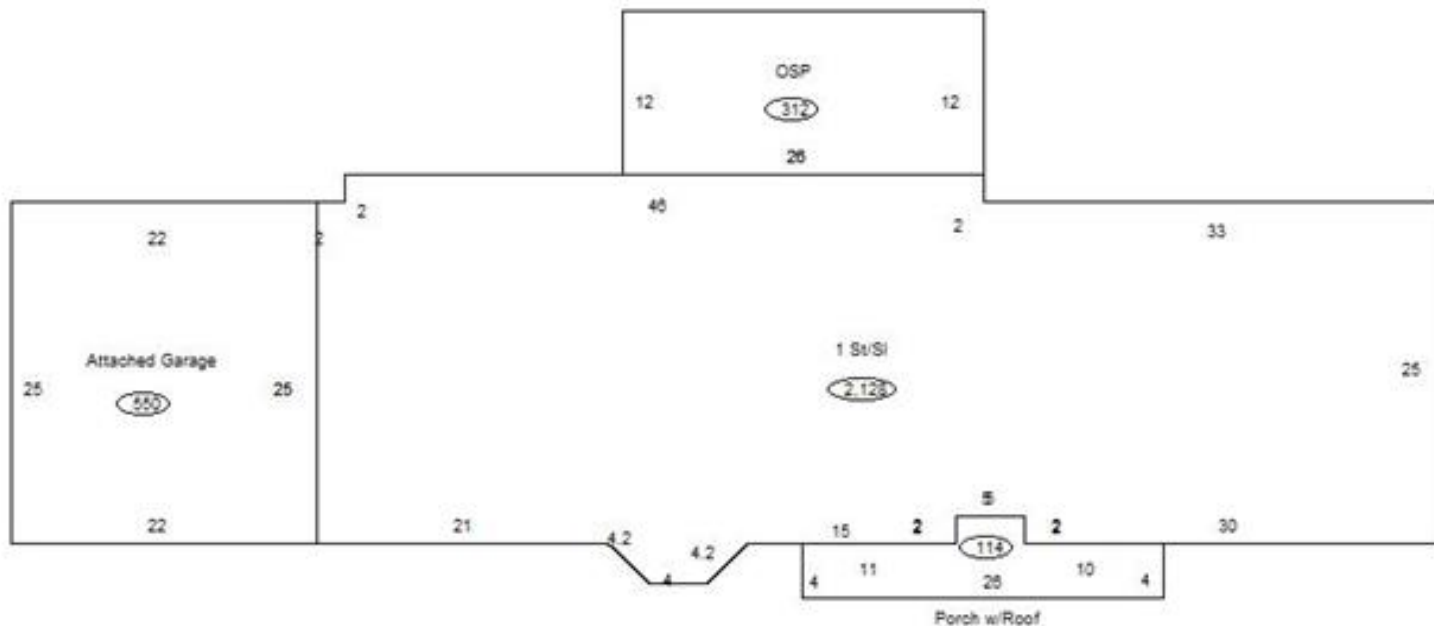
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Sketch Image

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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/SI	2,128	1.000	2,128
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PATO		13	Open Slab	312	1.000	312
Total Building Area						2,128		2,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	21,250	3,750