



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:48:15  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023850 <b>Parcel ID</b> 000000-00-0-00951-001-0006 <b>Cadastral ID</b> 28-22-16-01660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 308501 WALIZER, TERRY C & LISA  PO BOX 46 FOYIL OK 74031-0046  <b>Parcel Location</b> <b>Situs</b> 12110 RUSSELL DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 28 / 22 / 16 / 5 <b>Neighborhood</b> 1148 - R-V01-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.36314083 -95.61187705																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.7601	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	76,668.00 x 1.13 = 86,512	
Factor Value		
Adjustments	1.0000	
Lot Value	86,512	

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	1,900 / 1,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-25\IMG\_000 1/25/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,519	102.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	169,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.86	Total Misc Impr	+	13,774			
Roofing Adj	+ 4.02	Garage Cost	+	16,363			
Subfloor Adj	+ -1.06	Total RCN	=	247,022			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	116,100			
Plumbing Adj	+ 4.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	130,922			
Adj Base Cost	= 114.15	Lot Value	+	86,512			
Total Area	x 1,900	Indicated Value	=	217,434			
Adjusted Cost	= 216,885	Value Per SqFt		114.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,922		
Lot Value	86,512		
Indicated Value	217,434	114.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,434	114.44	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	58606	32x4		128	23.84		3,052
PRCH	SLAB PORCH - COVERED	58607	20x12		240	23.44		5,626



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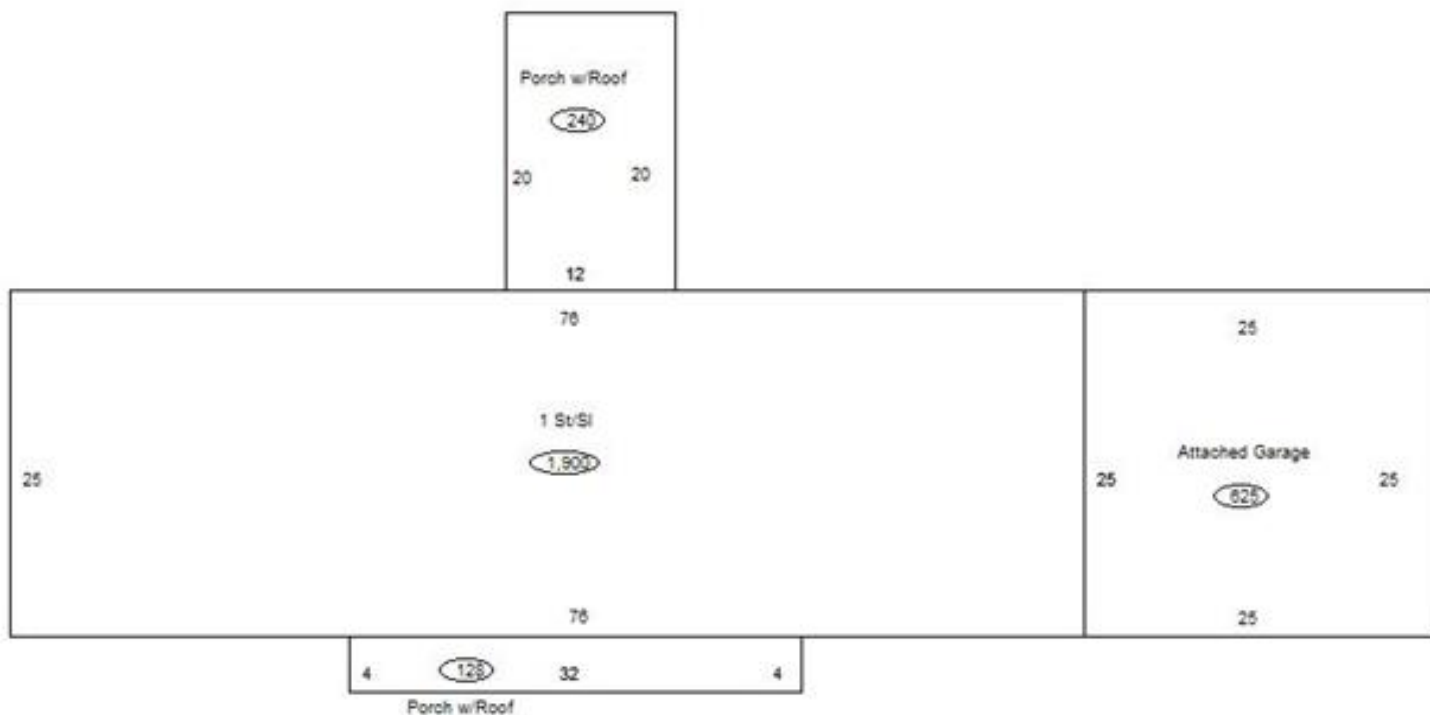
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### Sketch Image

660023850



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,900	1.000	1,900
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PRCH		13	SLBC	240	1.000	240
4	G	1		13	Attached Garage	625	1.000	625
<b>Total Building Area</b>						1,900		1,900