



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 660023856 Parcel ID 000000-00-0-00951-002-0004 Cadastral ID 28-22-16-01720 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 313720 GARRETT, TIMOTHY R & TAMARA L 12134 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12134 E 450 RD Subdivision WOODCREST HEIGHTS Lot/Block 0004 / 0002 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: 36.36483413 -95.61289947																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3287	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,877.00 x 1.30 = 75,237	
Factor Value		
Adjustments	1.0000	
Lot Value	75,237	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,710
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	212,429 124.23 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	215,840 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.29	Total Misc Impr	+ 19,621				
Roofing Adj	+ 4.31	Garage Cost	+ 16,158				
Subfloor Adj	+ -1.16	Total RCN	= 249,563				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 122,286				
Plumbing Adj	+ 6.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 127,277				
Adj Base Cost	= 125.02	Lot Value	+ 75,237				
Total Area	x 1,710	Indicated Value	= 202,514				
Adjusted Cost	= 213,784	Value Per SqFt	118.43				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	127,277
Lot Value	75,237
Indicated Value	202,514 118.43 Per SqFt
Agland Value	
Site Improvements	33,037
Total Value	235,551 137.75 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	58623	26x20		520	22.80		11,856
PATO	SLAB PORCH - OPEN	58624	20x16		320	8.34		2,669



Rogers

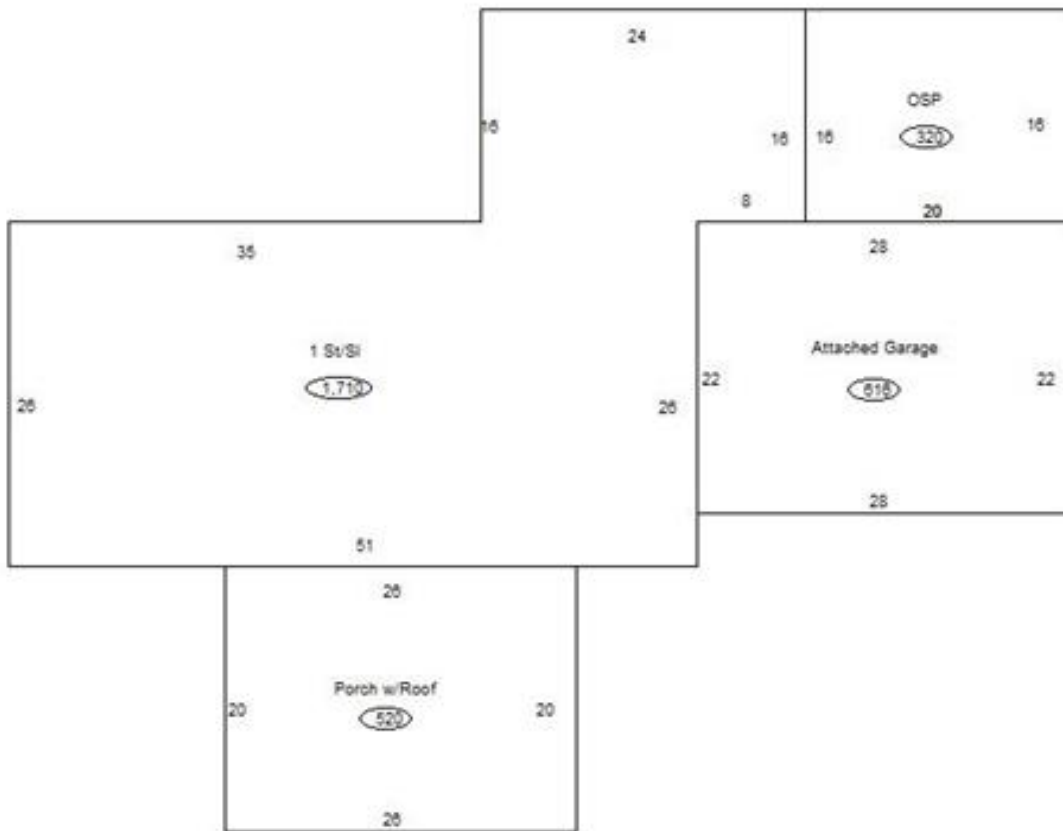
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Sketch Image

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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	1,710	1.000	1,710
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	520	1.000	520
4	M	PATO		13	Open Slab	320	1.000	320
Total Building Area						1,710		1,710



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	2	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (28.97 x 1,200)		34,764		34,764	3,129	31,635
	LT	LEAN-TO	16x30x0			480	
	Qual	2	Cond 3	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 480)		1,402		1,402		1,402
	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)						