



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:48:18  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023857 <b>Parcel ID</b> 000000-00-0-00951-002-0005 <b>Cadastral ID</b> 28-22-16-01730 <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> 337678 FLYNN, DANIEL & TARA  12104 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12104 E 450 RD <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0005 / 0002 <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> Lat/Long: 36.36482397 -95.61339304 LOT 5 BLOCK 2 WOODCREST HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3168	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,360.00 x 1.31 = 74,927	
Factor Value		
Adjustments	1.5696	
Lot Value	117,608	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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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	210,135	112.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	259,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.32	Total Misc Impr	+	15,346			
Roofing Adj	+ 4.44	Garage Cost	+	17,686			
Subfloor Adj	+ -2.14	Total RCN	=	258,440			
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	118,882			
Plumbing Adj	+ 6.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,558			
Adj Base Cost	= 120.41	Lot Value	+	117,608			
Total Area	x 1,872	Indicated Value	=	257,166			
Adjusted Cost	= 225,408	Value Per SqFt		137.38			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,558		
Lot Value	117,608		
Indicated Value	257,166	137.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,166	137.38	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	58627	26x5		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	58628	20x12		240	26.18		6,283



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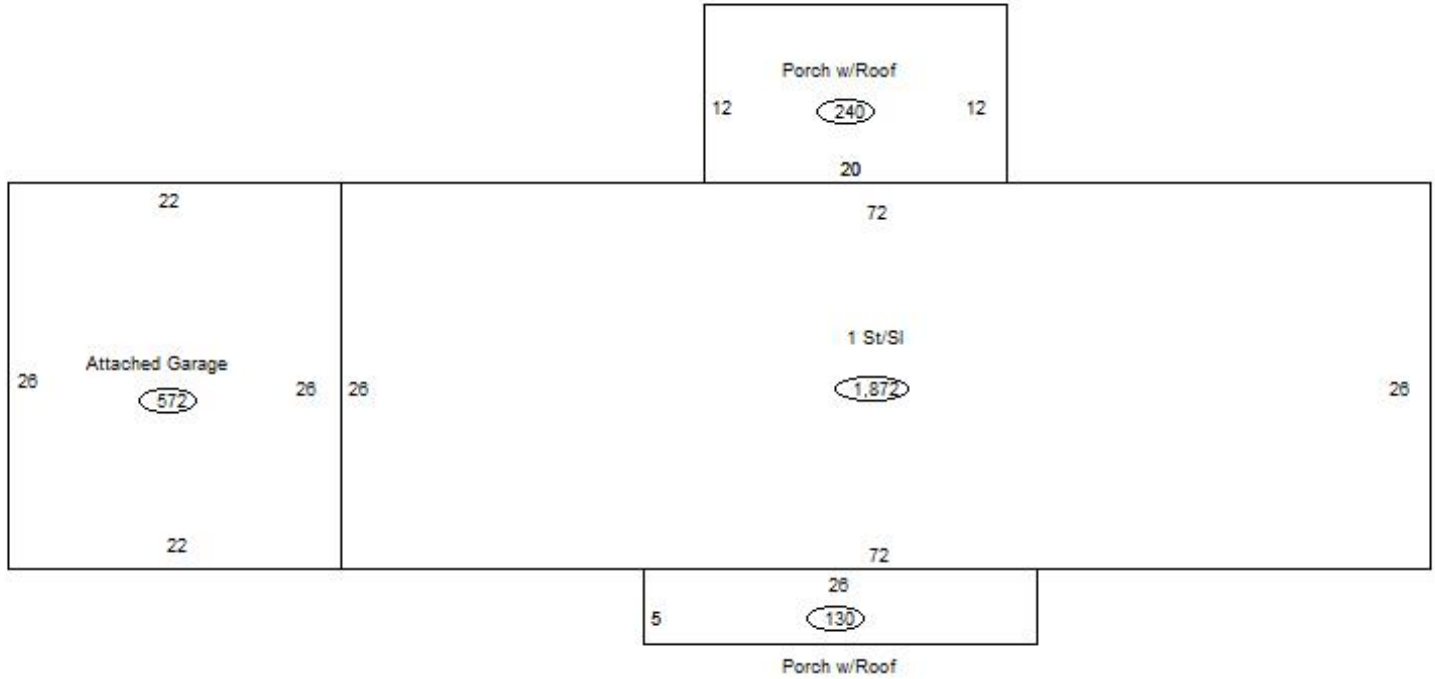
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Sketch Image

660023857



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,872	1.000	1,872
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,872		1,872