



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660023858 Parcel ID 000000-00-0-00951-002-0006 Cadastral ID 28-22-16-01740 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 47114 NUCKOLLS, PAUL D 17011 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17011 S 4150 RD Subdivision WOODCREST HEIGHTS Lot/Block 0006 / 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: 36.36506782 -95.61422518																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4751	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	64,255.00 x 1.23 = 79,064	
Factor Value		
Adjustments	1.0000	
Lot Value	79,064	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	2,202 / 2,202
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,202
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\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	240,331	109.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	278,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.82	Total Misc Impr	+	9,353			
Roofing Adj	+ 4.53	Garage Cost	+	19,602			
Subfloor Adj	+ -2.43	Total RCN	=	303,721			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	139,712			
Plumbing Adj	+ 5.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,009			
Adj Base Cost	= 124.78	Lot Value	+	79,064			
Total Area	x 2,202	Indicated Value	=	243,073			
Adjusted Cost	= 274,766	Value Per SqFt		110.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,009		
Lot Value	79,064		
Indicated Value	243,073	110.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,073	110.39	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	58631	20x4		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	58632	10x6		60	26.74		1,604



Rogers

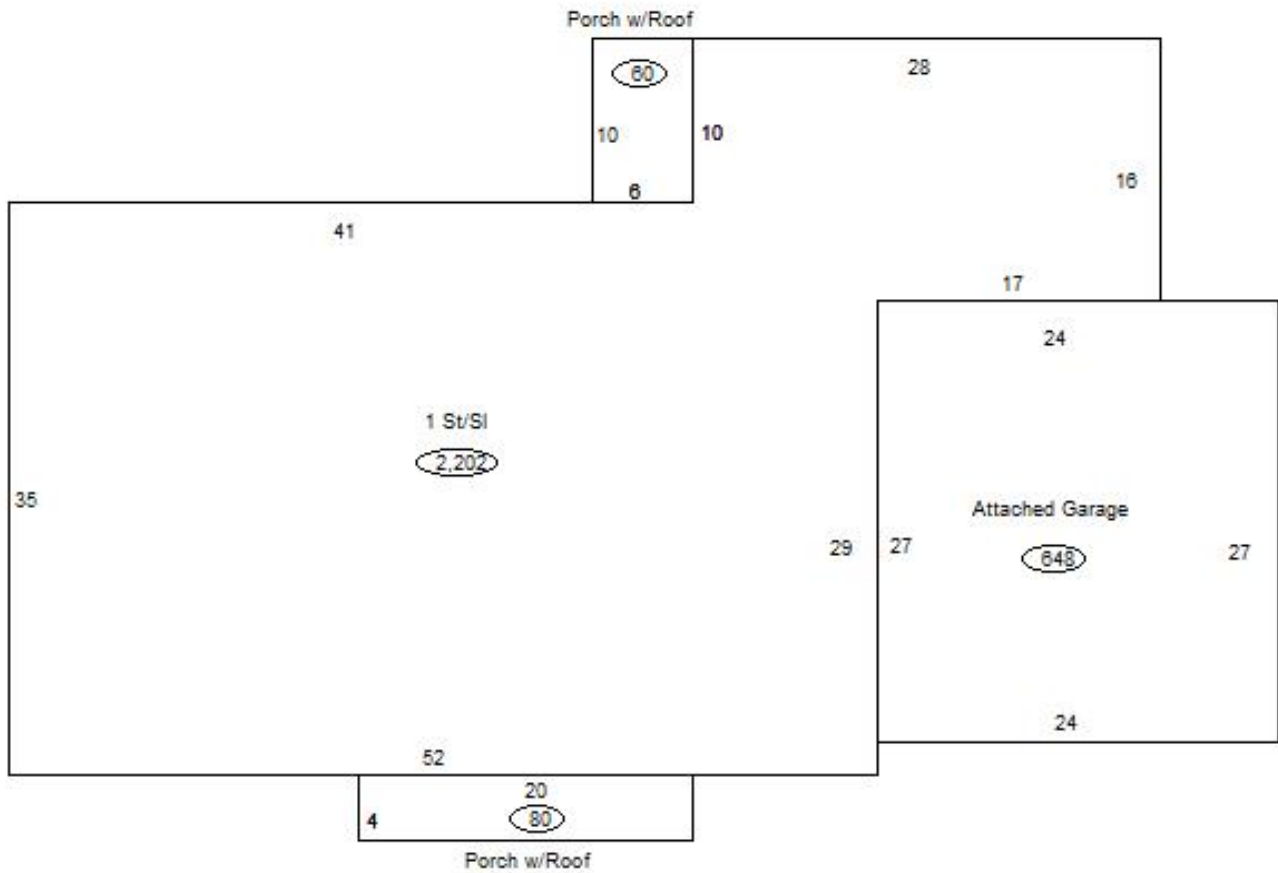
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Sketch Image

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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/Sl	2,202	1.000	2,202
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						2,202		2,202



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	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)					