



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 660023859 Parcel ID 000000-00-0-00951-002-0007 Cadastral ID 28-22-16-01750 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 205734 BRYANT, JAMES A & LORA J 17051 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17051 S 4150 RD Subdivision WOODCREST HEIGHTS Lot/Block 0007 / 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: 36.36455531 -95.61422065																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2947	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,399.00 x 1.32 = 74,350	
Factor Value		
Adjustments	1.0000	
Lot Value	74,350	

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	1,953 / 1,953
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,953
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-25\IMG_001 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	195,739	100.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	240,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.86	Total Misc Impr	+	24,736			
Roofing Adj	+ 4.18	Garage Cost	+	15,295			
Subfloor Adj	+ -1.21	Total RCN	=	269,801			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	132,202			
Plumbing Adj	+ 5.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,599			
Adj Base Cost	= 117.65	Lot Value	+	74,350			
Total Area	x 1,953	Indicated Value	=	211,949			
Adjusted Cost	= 229,770	Value Per SqFt		108.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,599		
Lot Value	74,350		
Indicated Value	211,949	108.52	Per SqFt
Agland Value			
Site Improvements	5,976		
Total Value	217,925	111.58	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	58635	7x6		42	24.14		1,014
PRCH	SLAB PORCH - COVERED	58636	50x12		600	22.55		13,530



Rogers

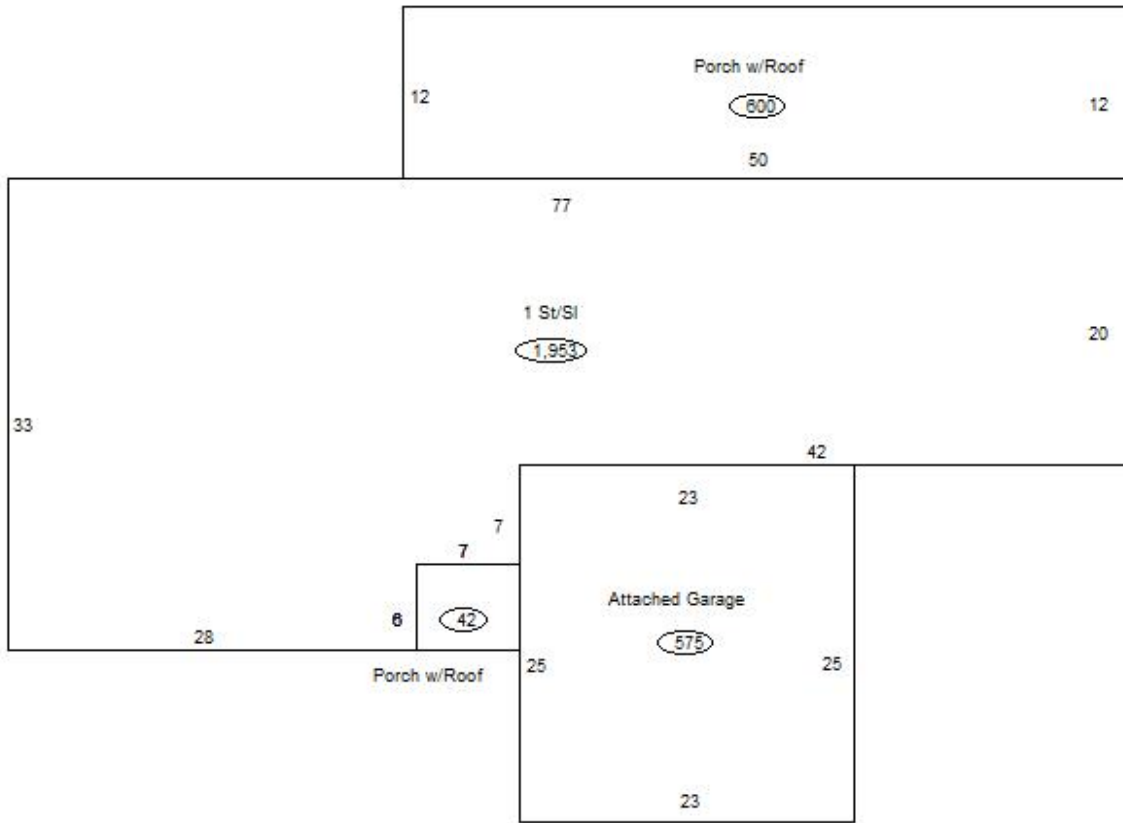
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Sketch Image

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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	1,953	1.000	1,953
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						1,953		1,953



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			200
	Qual 2	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 200)	936		936		936
	DTGF DETACHED GARAGE FAIR		0x0x0			525
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 525)	8,400		8,400	3,360	5,040