



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:48:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023861 <b>Parcel ID</b> 000000-00-0-00951-002-0009 <b>Cadastral ID</b> 28-22-16-01770 <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> 320271 PEPIN, JOHN PAYTON  12031 RUSSELL DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12031 RUSSELL DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0009 / 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> Lot/Long: 36.36370647 -95.61425473																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1637	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,690.00 x 1.40 = 70,925	
Factor Value		
Adjustments	1.0000	
Lot Value	70,925	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,064
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\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	124,418	116.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,502		
Lot Value	70,925		
Indicated Value	160,427	150.78	Per SqFt
Agland Value			
Site Improvements	786		
Total Value	161,213	151.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.80	Total Misc Impr	+	17,654			
Roofing Adj	+ 4.34	Garage Cost	+	11,665			
Subfloor Adj	+ 0.00	Total RCN	=	165,745			
Heat/Cool Adj	+ 10.30	Depreciation ( 46%)	-	76,243			
Plumbing Adj	+ 7.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	89,502			
Adj Base Cost	= 128.22	Lot Value	+	70,925			
Total Area	x 1,064	Indicated Value	=	160,427			
Adjusted Cost	= 136,426	Value Per SqFt		150.78			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	58644	10x3		30	21.20		636
EPSW	ENCLOSED PORCH - SOLID WALL	58645	23x10		230	54.09		12,441



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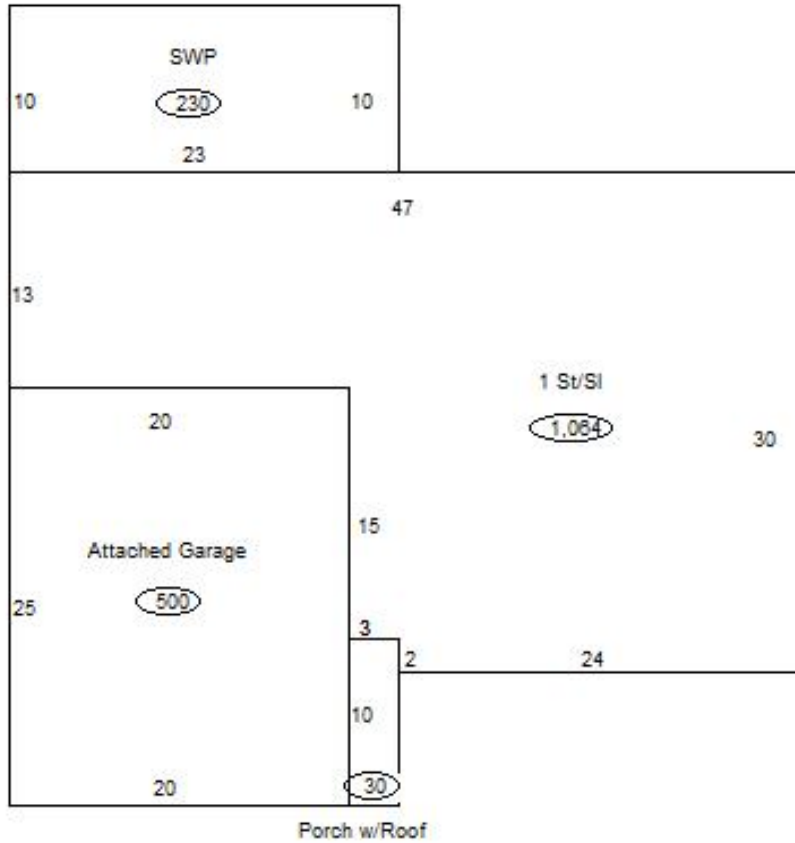
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Sketch Image

660023861



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,064	1.000	1,064
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	30	1.000	30
4	M	EPSW		13	EPSW	230	1.000	230
<b>Total Building Area</b>						1,064		1,064



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	336
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 336)		1,572		1,572	786	786
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						