



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 660023866 Parcel ID 000000-00-0-00951-002-0013 Cadastral ID 28-22-16-01820 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 341867 PIERCE, CHRISTOPHER A 12201 RUSSELL DR CLAREMORE OK 74017-0000 Parcel Location Situs 12201 RUSSELL DR Subdivision WOODCREST HEIGHTS Lot/Block 0013 / 0002 Parcel Size .99 - Lots Sec/Twn/Rng 28 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36432857 -95.61130891																																																																																																																									
Legal Description PT LOT 13 BEG; NE/C LOT 13, S 20-49-37 W & ALG E/L LOT 13 265.24'; ALG CURVE TO RT (RAD 175') 81.44'; N 28-0-42 W 244.46'; TO PT N/L LOT 13 N WOODCREST HEIGHTS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8615	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,529.00 x 1.53 = 57,419	
Factor Value		
Adjustments	2.3000	
Lot Value	132,064	

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	1,294 / 1,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,294
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\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	
Adjusted R	0.8445		
Indicated Value	157,598	121.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	75,260		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,703		
Lot Value	132,064		
Indicated Value	254,767	196.88	Per SqFt
Agland Value			
Site Improvements	4,992		
Total Value	259,759	200.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.38	Total Misc Impr	+	40,066			
Roofing Adj	+ 4.66	Garage Cost	+	15,232			
Subfloor Adj	+ -1.21	Total RCN	=	231,515			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	108,812			
Plumbing Adj	+ 10.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,703			
Adj Base Cost	= 136.18	Lot Value	+	132,064			
Total Area	x 1,294	Indicated Value	=	254,767			
Adjusted Cost	= 176,217	Value Per SqFt		196.88			

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	58663		74	74	24.04		1,779
PATO	SLAB PORCH - OPEN	58664	24x12		288	8.58		2,471
EPSW	ENCLOSED PORCH - SOLID WALL	58665	32x16		512	60.00		30,720



Rogers

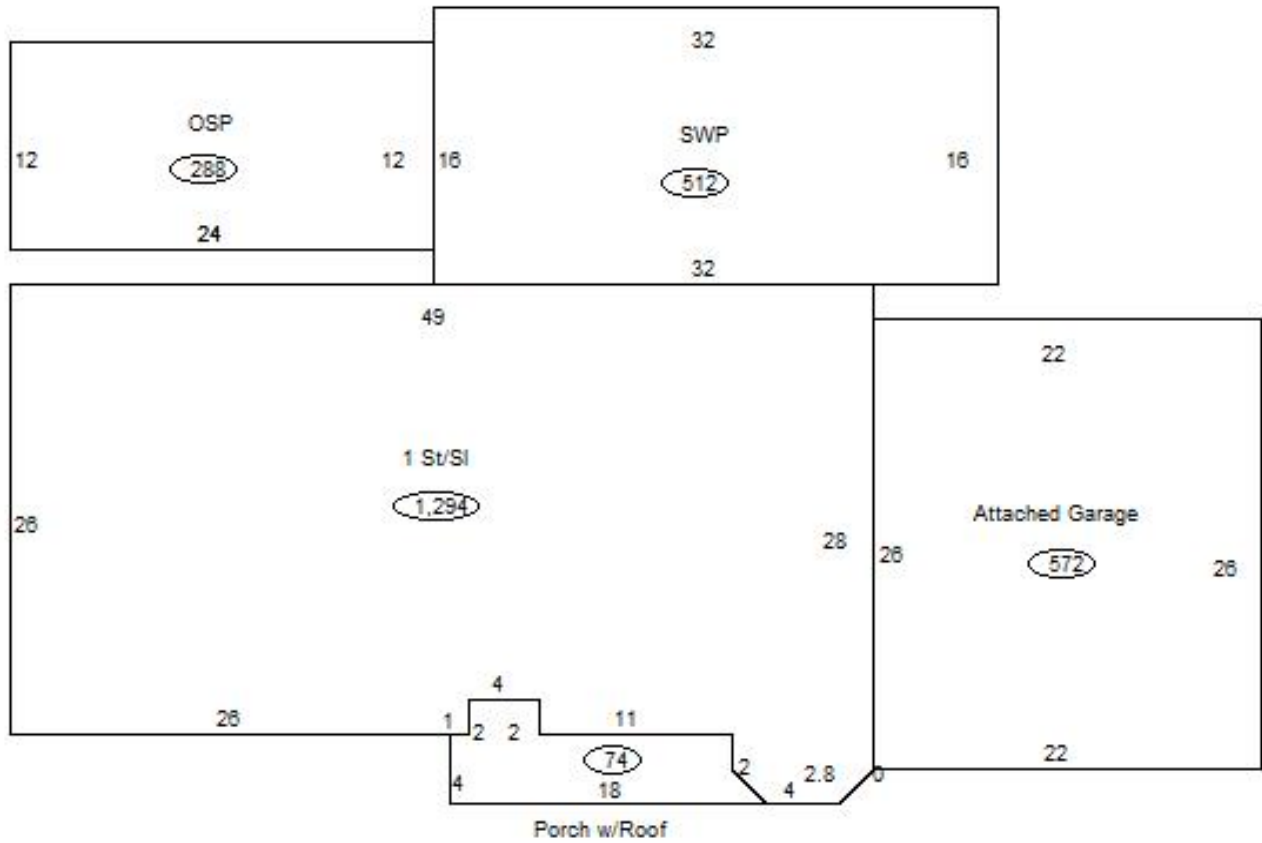
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Sketch Image

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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	1,294	1.000	1,294
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	74	1.000	74
4	M	PATO		13	Open Slab	288	1.000	288
5	M	EPSW		13	EPSW	512	1.000	512
Total Building Area						1,294		1,294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (16.00 x 480)		7,680		7,680	2,688	4,992