



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:48:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023870 <b>Parcel ID</b> 000000-00-0-00951-003-0004 <b>Cadastral ID</b> 28-22-16-01860 <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> 308944 GILSLEIDER, EDWARD F & LISA D TRUSTEES  12271 E WOODCREST DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12271 E WOODCREST DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0004 / 0003 <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: 36.36175162 -95.61354490																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9326	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,622.00 x 1.53 = 62,152	
Factor Value		
Adjustments	1.0000	
Lot Value	62,152	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,707 / 2,561
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,707
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32



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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	251,122	98.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	262,460 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,336		
Lot Value	62,152		
Indicated Value	249,488	97.42	Per SqFt
Agland Value			
Site Improvements	32,967		
Total Value	282,455	110.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.58	Total Misc Impr	+	34,256			
Roofing Adj	+ 3.24	Garage Cost	+				
Subfloor Adj	+ -1.54	Total RCN	=	312,227			
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	-	124,891			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	187,336			
Adj Base Cost	= 108.54	Lot Value	+	62,152			
Total Area	x 2,561	Indicated Value	=	249,488			
Adjusted Cost	= 277,971	Value Per SqFt		97.42			

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
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PRCH	SLAB PORCH - COVERED	58677	16x10		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	58678	17x6		102	26.61		2,714
PRCH	SLAB PORCH - COVERED	58679	22x8		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	142207	18x16		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	142208	149		149	26.46		3,943





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 240) 1,123		<b>Modifier Total</b>		<b>RCN</b> 1,123	<b>Depr (5% Phys/ % Func)</b> 56
	SV	SWIM VINYL				1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>		<b>RCN</b> 25,000	<b>Depr (0% Phys/ % Func)</b>
	CPDT	CARPORT - DETACHED	26x26x0			676
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (10.33 x 676) 6,983		<b>Modifier Total</b>		<b>RCN</b> 6,983	<b>Depr (5% Phys/ % Func)</b> 349
	LT	LEAN-TO	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 96) 280		<b>Modifier Total</b>		<b>RCN</b> 280	<b>Depr (5% Phys/ % Func)</b> 14