



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:48:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023876 Parcel ID 000000-00-0-00951-003-0010 Cadastral ID 28-22-16-01920 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264277 LUCE, JOSEPH L & TERESA L 17341 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17341 S 4150 RD Subdivision WOODCREST HEIGHTS Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8403 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 36,602.00 x 1.53 = 56,001 Factor Value Adjustments 1.0000 Lot Value 56,001		

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	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,200
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



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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	132,151	110.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	200,430 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.10	Total Misc Impr	+	13,267	
Roofing Adj	+ 4.00	Garage Cost	+	12,602	
Subfloor Adj	+ 0.00	Total RCN	=	173,385	
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	83,225	
Plumbing Adj	+ 10.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	90,160	
Adj Base Cost	= 122.93	Lot Value	+	56,001	
Total Area	x 1,200	Indicated Value	=	146,161	
Adjusted Cost	= 147,516	Value Per SqFt		121.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,160		
Lot Value	56,001		
Indicated Value	146,161	121.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,161	121.80	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	58697	58x5		290	20.39		5,913
PATO	SLAB PORCH - OPEN	58698	21x17		357	7.78		2,777



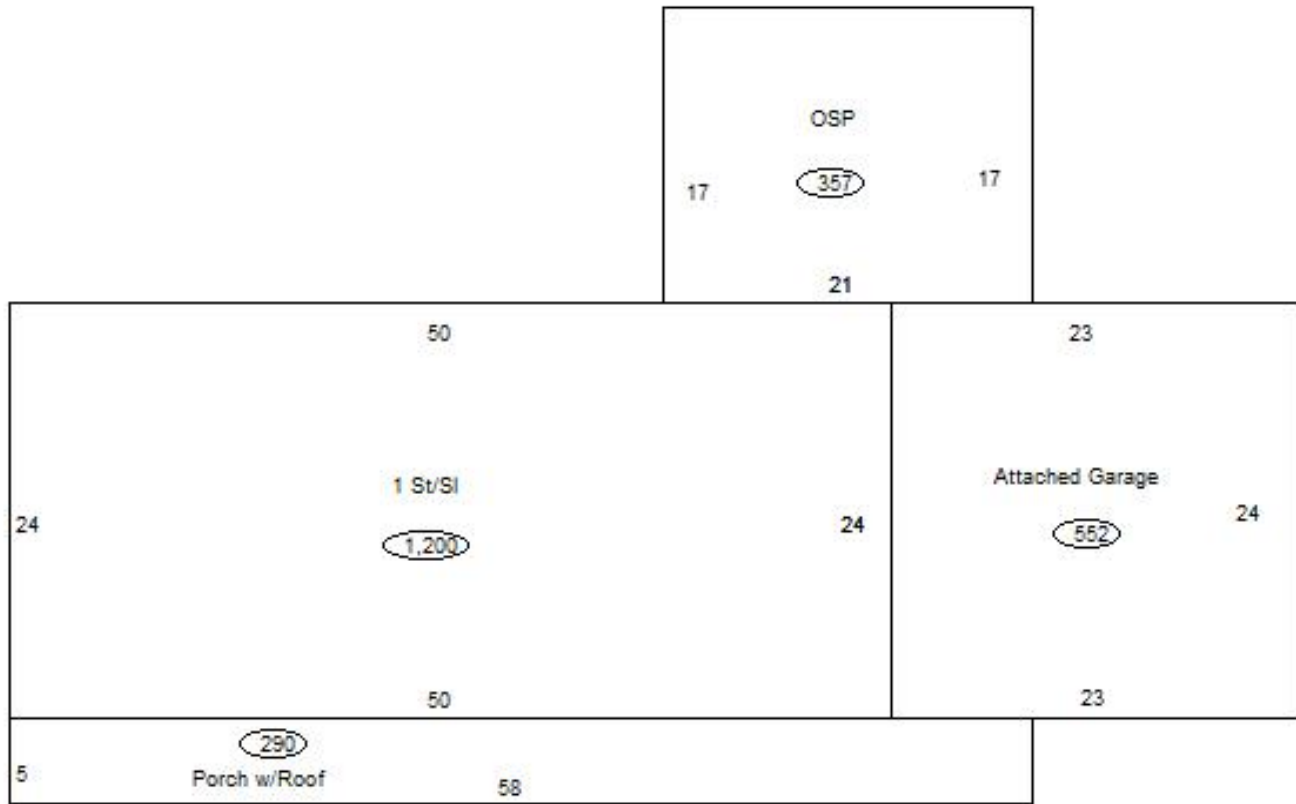
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Sketch Image

660023876



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,200	1.000	1,200
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	290	1.000	290
4	M	PATO		13	Open Slab	357	1.000	357
Total Building Area						1,200		1,200