



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023884 <b>Parcel ID</b> 000000-00-0-00951-004-0002 <b>Cadastral ID</b> 28-22-16-02000 <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> 305194 RABURN, TED J & JILL TRUSTEES RABURN FAMILY TRUST 12210 E WOODCREST DR CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 12210 E WOODCREST DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0002 / 0004 <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> Lat/Long: 36.36063585 -95.61252342 LOT 2 BLOCK 4 WOODCREST HEIGHTS					<b>Building Permits</b> <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	0.9265	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,358.00 x 1.53 = 61,748	
Factor Value		
Adjustments	1.0000	
Lot Value	61,748	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,194 / 2,194
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,194
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-25\IMG\_003: 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	232,429	105.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	268,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.18	Total Misc Impr	+	10,134			
Roofing Adj	+ 5.13	Garage Cost	+	16,627			
Subfloor Adj	+ -2.19	Total RCN	=	307,220			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	138,249			
Plumbing Adj	+ 7.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	168,971			
Adj Base Cost	= 127.83	Lot Value	+	61,748			
Total Area	x 2,194	Indicated Value	=	230,719			
Adjusted Cost	= 280,459	Value Per SqFt		105.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,971		
Lot Value	61,748		
Indicated Value	230,719	105.16	Per SqFt
Agland Value			
Site Improvements	719		
Total Value	231,438	105.49	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	58724		332	332	8.78		2,915
PRCH	SLAB PORCH - COVERED	58725		10x6	60	26.74		1,604

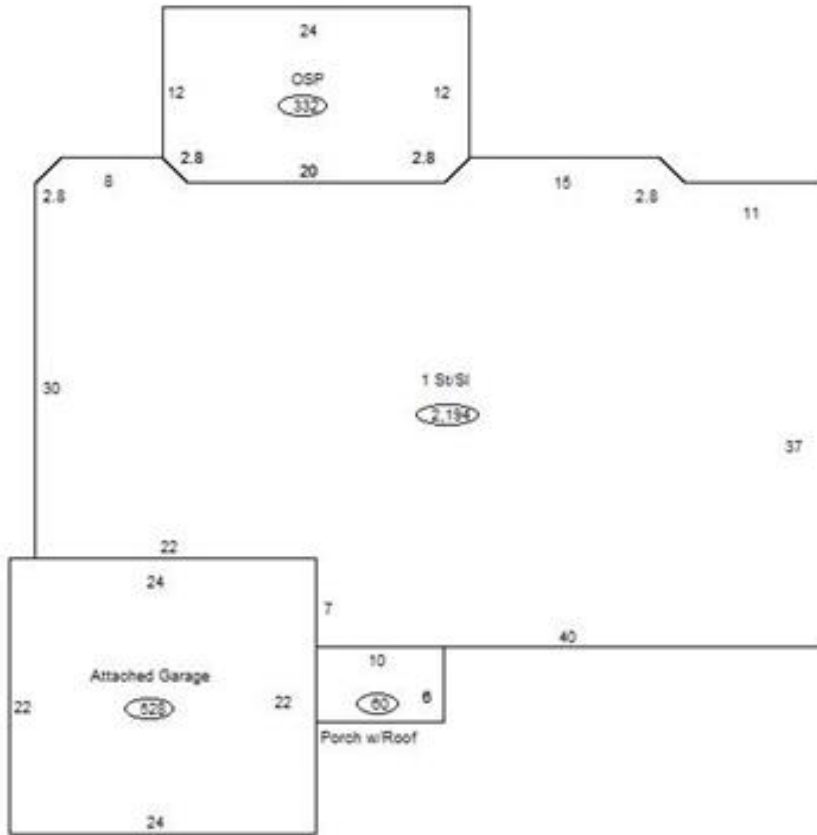


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Sketch Image

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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	2,194	1.000	2,194
2	G	1		13	Attached Garage	528	1.000	528
3	M	PATO		13	Open Slab	332	1.000	332
4	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						2,194		2,194



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899 180		719