



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:48:47
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Assessment Data					Primary Image																																																																																																																				
Account 660023889 Parcel ID 000000-00-0-00951-004-0007 Cadastral ID 28-22-16-02050 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 47534 FUZZELL, DALE E & ELLA J TRUSTEES 12070 E WOODCREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 12070 E WOODCREST DR Subdivision WOODCREST HEIGHTS Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35871261 -95.61385066																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4203 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 61,870.00 x 1.25 = 77,633 Factor Value Adjustments 1.0000 Lot Value 77,633		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 164,398 102.24 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 217,220 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.53	Total Misc Impr	+ 12,475	Roofing Adj	+ 4.26	Garage Cost	+ 14,325
Subfloor Adj	+ -1.15	Total RCN	= 219,133	Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 107,375
Plumbing Adj	+ 6.50	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 111,758
Adj Base Cost	= 119.61	Lot Value	+ 77,633	Total Area	x 1,608	Indicated Value	= 189,391
		Value Per SqFt	117.78	Adjusted Cost	= 192,333		

Value Reconciliation
Selected Approach Cost Approach Improvements 111,758 Lot Value 77,633 Indicated Value 189,391 117.78 Per SqFt Agland Value Site Improvements Total Value 189,391 117.78 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	58745	24x4		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	58746	18x12		216	23.51		5,078



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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	1,608	1.000	1,608
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						