



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:48:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023890 <b>Parcel ID</b> 000000-00-0-00951-004-0008 <b>Cadastral ID</b> 28-22-16-02060 <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> 267040 SIMPSON, PAUL D & LOMA ADELE  17421 S 4150 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17421 S 4150 RD <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0008 / 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: 36.35900100 -95.61447076																																																																																																																									
<b>Legal Description</b> N2 LOT 8 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	0.7882	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	34,335.00 x 1.53 = 52,533	
Factor Value		
Adjustments	1.0000	
Lot Value	52,533	

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	1,719 / 1,719
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,719
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\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	
Adusted R	0.8445		
Indicated Value	203,167	118.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	269,320 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,044		
Lot Value	52,533		
Indicated Value	183,577	106.79	Per SqFt
Agland Value			
Site Improvements	8,133		
Total Value	191,710	111.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.29	Total Misc Impr	+	22,472			
Roofing Adj	+ 4.30	Garage Cost	+	19,887			
Subfloor Adj	+ -1.17	Total RCN	=	252,008			
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	120,964			
Plumbing Adj	+ 6.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,044			
Adj Base Cost	= 121.96	Lot Value	+	52,533			
Total Area	x 1,719	Indicated Value	=	183,577			
Adjusted Cost	= 209,649	Value Per SqFt		106.79			

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
EPSW	ENCLOSED PORCH - SOLID WALL	58749	22x12		264	61.43		16,218
PRCH	SLAB PORCH - COVERED	58750	8x6		48	24.12		1,158



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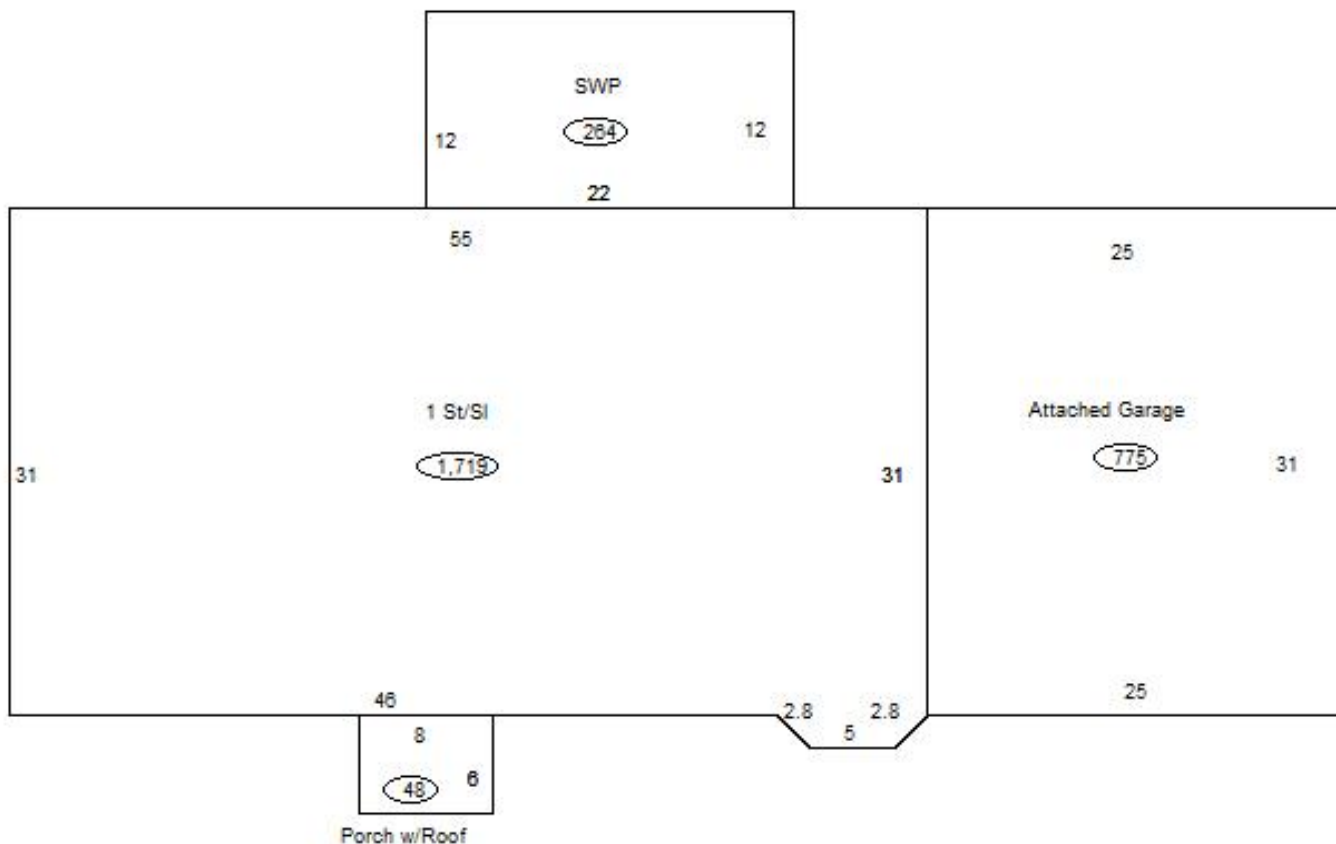
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### Sketch Image

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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	1,719	1.000	1,719
2	G	1		13	Attached Garage	775	1.000	775
3	M	EPSW		13	EPSW	264	1.000	264
4	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						1,719		1,719



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			520
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.28 x 520)		16,266	16,266	8,133	8,133	8,133