



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660024989 Parcel ID 000000-00-0-00780-001-0022 Cadastral ID 29-22-16-01620 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 279182 ABSTON, JAMES W 11801 N LAUREL LN CLAREMORE OK 74017-0000 Parcel Location Situs 11801 LAUREL LN Subdivision STONE HEDGE Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-6\IMG_0023. 2/6/2023</p>														
Legal Description Lat/Long: 36.35970625 -95.61896465																			
LOT 22 BLOCK 1 STONE HEDGE					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1364/745	DAVIS, ROBERT S JR & KAYE-S	03/14/2002	137,500	YES										
					817/84			73,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2003	Land Value	77,328	45,357	11%	4,989	Assessed	26,215	2,835.98										
Year Frozen	0	Improvements	212,387	192,968		21,226	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	289,715	238,325		26,215	Total Taxable	26,215	2,836.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024989	ABSTON, JAMES W			10	271,203	0	24,968	2,701.00										
2024	2024-660024989	ABSTON, JAMES W			10	282,802	0	23,779	2,490.00										
2023	2023-660024989	ABSTON, JAMES W			10	205,876	0	22,646	2,355.00										
2022	2022-660024989	ABSTON, JAMES W			10	203,669	0	22,404	2,320.00										
2021	2021-660024989	ABSTON, JAMES W			10	207,987	0	22,879	2,385.00										
2020	2020-660024989	ABSTON, JAMES W			10	208,478	0	22,753	2,407.00										
2019	2019-660024989	ABSTON, JAMES W			10	174,814	0	19,230	1,995.00										
2018	2018-660024989	ABSTON, JAMES W			10	181,302	0	19,943	2,141.00										
2017	2017-660024989	ABSTON, JAMES W			10	179,896	0	19,789	2,250.00										
2016	2016-660024989	ABSTON, JAMES W			10	175,550	0	19,311	2,000.00										
2015	2015-660024989	ABSTON, JAMES W			10	185,020	0	20,352	1,994.00										
2014	2014-660024989	ABSTON, JAMES W			10	189,977	0	20,630	2,019.00										
2013	2013-660024989	ABSTON, JAMES W			10	180,117	0	19,648	1,859.00										



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Lot Data		Square-Foot - NBHD 1148 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4087		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	61,362.00 x 1.26 = 77,328		
Factor Value			
Adjustments	1.0000		
Lot Value	77,328		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Vinyl 5% Veneer, Masonry
Base/Total Area	2,175 / 2,175
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,175
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,795	121.74	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	278,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.38	Total Misc Impr	+	20,069			
Roofing Adj	+ 4.17	Garage Cost	+	16,336			
Subfloor Adj	+ -1.09	Total RCN	=	282,354			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	112,942			
Plumbing Adj	+ 8.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,412			
Adj Base Cost	= 113.08	Lot Value	+	77,328			
Total Area	x 2,175	Indicated Value	=	246,740			
Adjusted Cost	= 245,949	Value Per SqFt		113.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,412		
Lot Value	77,328		
Indicated Value	246,740	113.44	Per SqFt
Agland Value			
Site Improvements	42,975		
Total Value	289,715	133.20	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	61443	16x8		128	23.84		3,052
PRCH	SLAB PORCH - COVERED	61444	242		242	23.43		5,670
PRCH	SLAB PORCH - COVERED	61445	16x8		128	23.84		3,052
PATO	SLAB PORCH - OPEN	142231	392		392	8.16		3,199



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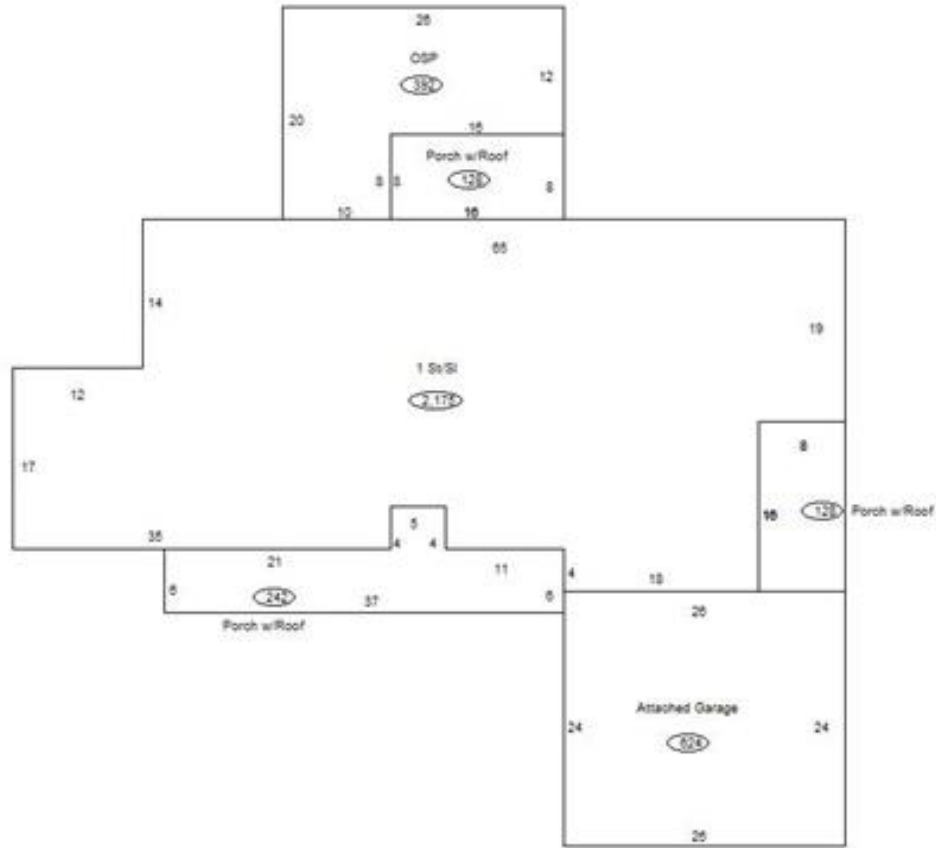
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Sketch Image

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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	2,175	1.000	2,175
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PRCH		13	SLBC	242	1.000	242
5	M	PRCH		13	SLBC	128	1.000	128
6	M	PATO		13	Open Slab	392	1.000	392
Total Building Area						2,175		2,175



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (28.65 x 1,500)		42,975		42,975	42,975
	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)					