



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 660024990 Parcel ID 000000-00-0-00780-002-0001 Cadastral ID 29-22-16-01630 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333873 PETTY, RON & BRANDI KOKKO 11990 STONEHEDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 11990 STONEHEDGE DR Subdivision STONE HEDGE Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 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	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0396		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,286.00 x 1.49 = 67,682		
Factor Value			
Adjustments	1.0000		
Lot Value	67,682		



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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	100% Veneer, Masonry
Base/Total Area	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	884 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	219,137	117.56	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	270,330 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.23	Total Misc Impr	+ 12,924				
Roofing Adj	+ 4.33	Garage Cost	+ 22,683				
Subfloor Adj	+ -1.13	Total RCN	= 267,582				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 117,736				
Plumbing Adj	+ 7.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 149,846				
Adj Base Cost	= 124.45	Lot Value	+ 67,682				
Total Area	x 1,864	Indicated Value	= 217,528				
Adjusted Cost	= 231,975	Value Per SqFt	116.70				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,846		
Lot Value	67,682		
Indicated Value	217,528	116.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,528	116.70	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	61449		200	200	23.56		4,712
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	61450		118	118	26.41		3,116



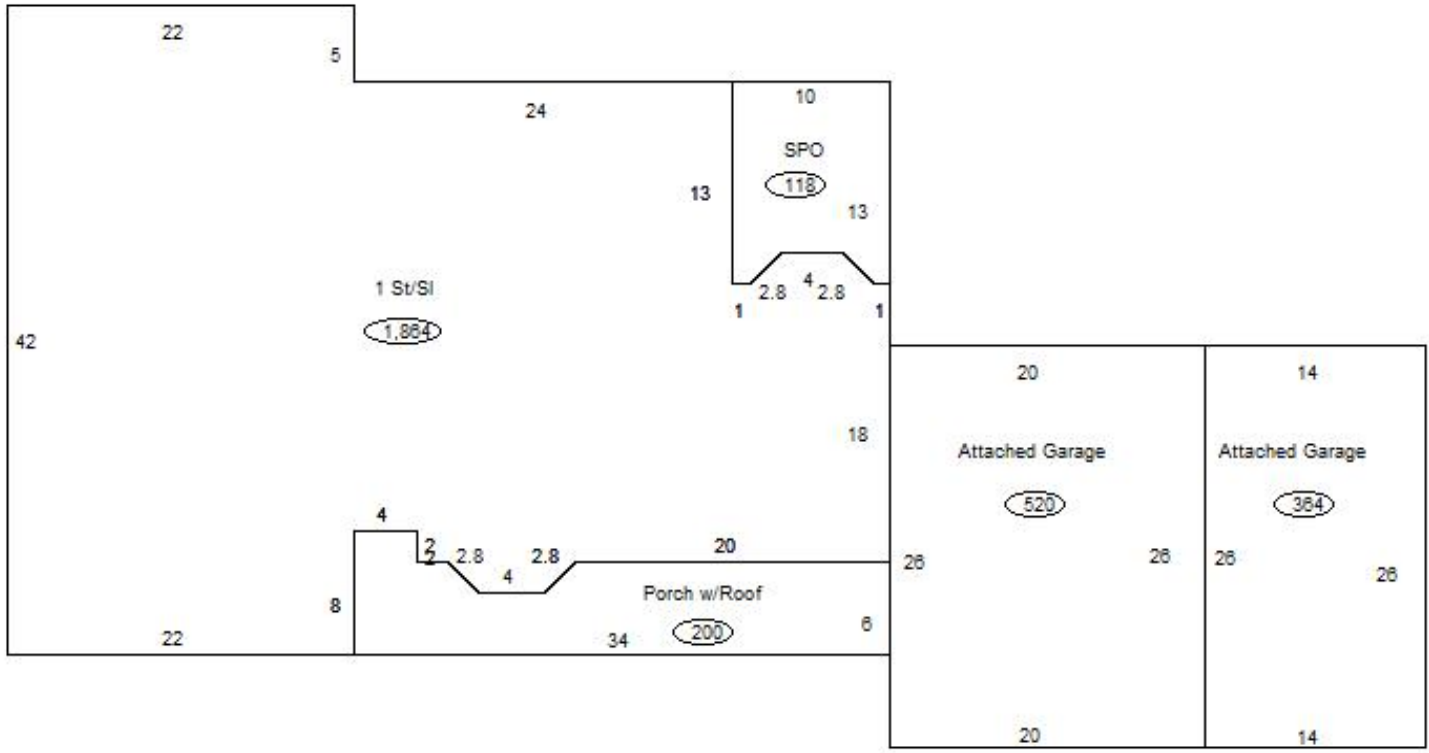
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Sketch Image

660024990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,864	1.000	1,864
2	G	1		13	Attached Garage	520	1.000	520
3	G	1		13	Attached Garage	364	1.000	364
4	M	PRCH		13	SLBC	200	1.000	200
5	M	EPKS		13	Screen Porch	118	1.000	118
Total Building Area						1,864		1,864