



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:42:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025981 Parcel ID 22N16E-30-2-00000-000-0000 Cadastral ID 30-22-16-00400 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 289321 HORNER, TRACY L & TERESA E 17391 S OLD HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 17391 S OLD HWY 88 Subdivision Lot/Block / Parcel Size 32.25 - Acres Sec/Twn/Rng 30 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36015499 -95.64509569																																																																																																																									
LOT 2 & SE NW LESS .65 AC RR & LESS W 1760' N 495' S2 NW & LESS S 40 8' S2 NW & LESS W 360' S 121' N 616' LOT 2 AND LESS E 435' W 1491' N 206.5' S 614.5' OF S/2 NW/4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Rogers

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Date 04/17/2026
 Time 06:42:32
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-15\IMG_002I 2/15/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,284 / 2,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 59

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	82,306	
Lot Value		
Indicated Value	82,306	36.04 Per SqFt
Agland Value	5,647	
Site Improvements	12,448	
Total Value	100,401	43.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	78.46	Total Misc Impr	+ 9,840
Roofing Adj	+ 3.64	Garage Cost	+
Subfloor Adj	+ 2.33	Total RCN	= 231,205
Heat/Cool Adj	+ 10.30	Depreciation (66%)	- 152,595
Plumbing Adj	+ 2.19	Lump Sums	+ 3,696
Basement Adj	+ 0.00	RCNLD	= 82,306
Adj Base Cost	= 96.92	Lot Value	+
Total Area	x 2,284	Indicated Value	= 82,306
Adjusted Cost	= 221,365	Value Per SqFt	36.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63514	404		404	20.19		8,157
PRCH	SLAB PORCH - COVERED	63515	10x8		80	21.04		1,683
WODO	WOOD DECK - OPEN	63516	20x10		200	19.66	6%	3,696



Rogers

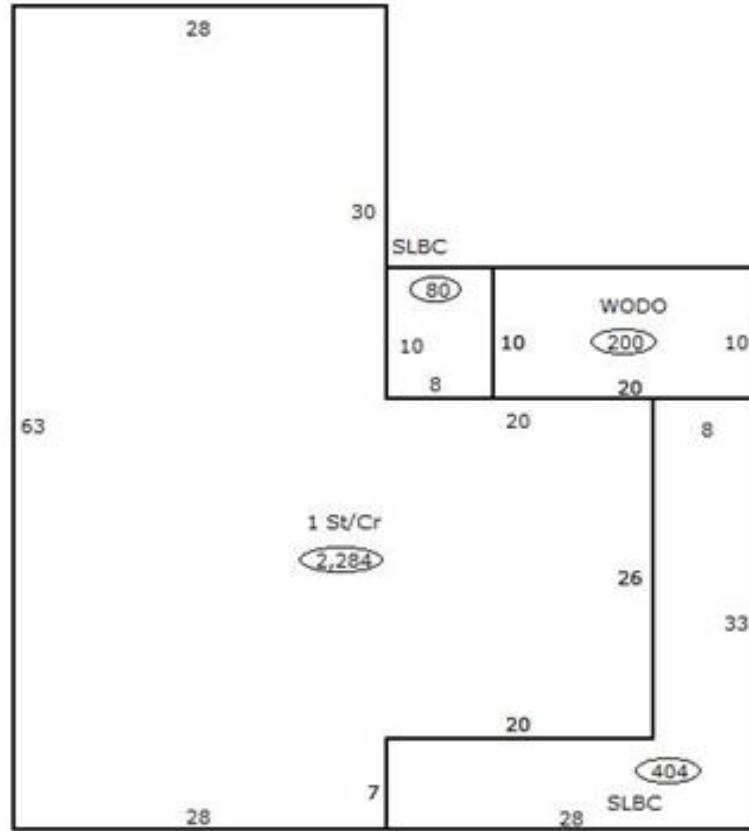
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Date 04/17/2026
 Time 06:42:32
 Page 3

Sketch Image

660025981



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,284	1.000	2,284
2	M	PRCH		13	SLBC	404	1.000	404
3	M	PRCH		13	SLBC	80	1.000	80
4	M	WODO		13	WODO	200	1.000	200
Total Building Area						2,284		2,284



Rogers

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Date 04/17/2026
 Time 06:42:32
 Page 4

660025981

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			420	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 420)		4,402		4,402	3,522	880
	BARN	BARN	0x0x0			300	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 300)		3,144		3,144	2,515	629
	BARN	BARN	0x0x0			1,750	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (9.46 x 1,750)		16,555		16,555	8,278	8,277
	STF	STG FAIR	0x0x0			600	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 600)		2,808		2,808	2,808	
	LT	LEAN-TO	16x36x0			576	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 576)		1,682		1,682		1,682
	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)						
	CP	Carport Dirt	20x20x0			400	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 400)		1,400		1,400	420	980



Rogers

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Date 04/17/2026
Time 06:42:32
Page 5

Agland Inventory

660025981

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	3.000	143	143	428	428
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	5.000	168	168	840	840
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	6.000	224	224	1,344	1,344
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	11.310	188	188	2,122	2,122
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	6.940	132	132	913	913
IMP PST Totals						32.250			5,647	5,647
Total Agland						32.250			5,647	5,647