



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 660025990 Parcel ID 22N16E-30-2-00000-000-0000 Cadastral ID 30-22-16-01100 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 40714 KINDLE, DONALD E & OLIVE M & BRENDA S PRACHT TRUSTEES 17051 OLD HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 17051 S OLD HWY 88 Subdivision Lot/Block / Parcel Size 1.26 - Acres Sec/Twn/Rng 30 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36393786 -95.64842405 TR DESC 2024-012633 AS W 336' N 163' S2 N2 GOVT LOT 1.																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

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	1,886 / 1,886
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.75	Total Misc Impr	+	28,028			
Roofing Adj	+ 4.22	Garage Cost	+				
Subfloor Adj	+ 1.21	Total RCN	=	256,573			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	123,155			
Plumbing Adj	+ 5.53	Lump Sums	+	2,073			
Basement Adj	+ 0.00	RCNLD	=	135,491			
Adj Base Cost	= 121.18	Lot Value	+				
Total Area	x 1,886	Indicated Value	=	135,491			
Adjusted Cost	= 228,545	Value Per SqFt		71.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,491		
Lot Value			
Indicated Value	135,491	71.84	Per SqFt
Agland Value	241		
Site Improvements	19,144		
Total Value	288,294	152.86	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
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SUN	Sunroom	63538	16x14		224	20.00		4,480
PRCH	SLAB PORCH - COVERED	63539	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	63540	24x18		432	22.99		9,932
WODO	WOOD DECK - OPEN	63541	12x10		120	24.68	30%	2,073



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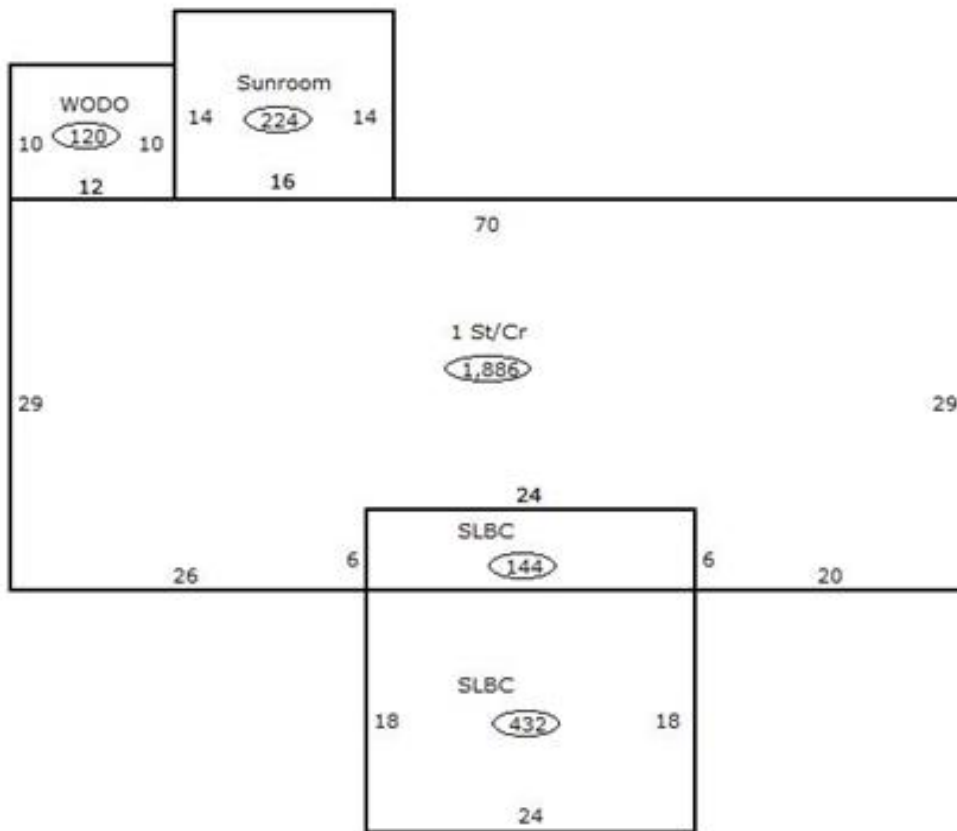
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,886	1.000	1,886
2	M	SUN		10	Sunroom	224	1.000	224
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	432	1.000	432
5	M	WODO		10	WODO	120	1.000	120
Total Building Area						1,886		1,886



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522	22,522	3,378	19,144
	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)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAA	NEWTONIA SILT LOAM 0-1% S	TMBR	93			.009	167	167	1	1
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			1.252	192	192	240	240
NTV PST Totals						1.260			241	241
Total Agland						1.260			241	241