



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	660027377								
Parcel ID	22N16E-31-1-00000-000-0000								
Cadastral ID	31-22-16-00700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	41364								
TROUT, JACK JR									
17962 S HWY 88 UNIT A CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17962 S HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	31 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.34990292 -95.63380141									
Building Permits									
NE NE NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	999,999	29,873	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	127,211	89,606	11%	9,857	Assessed	29,873	3,231.71
Year Frozen	0	Improvements	206,437	181,964		20,016	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	29,873	-2,813.00
TIF Project ID	0	Total Value	333,648	271,570		29,873	Total Taxable	0	419.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660027377	TROUT, JACK JR	10	303,876	29003		406.00		
2024	2024-660027377	TROUT, JACK JR	10	313,068	28158		395.00		
2023	2023-660027377	TROUT, JACK JR	10	248,527	1000	26,338	2,753.00		
2022	2022-660027377	TROUT, JACK JR	10	251,389	1000	26,653	2,772.00		
2021	2021-660027377	TROUT, JACK JR	10	267,515	1000	28,036	2,936.00		
2020	2020-660027377	TROUT, JACK JR	10	264,069	1000	27,191	2,890.00		
2019	2019-660027377	TROUT, JACK JR	10	251,044	1000	26,369	2,751.00		
2018	2018-660027377	TROUT, JACK JR	10	260,068	1000	25,572	2,760.00		
2017	2017-660027377	TROUT, JACK JR	10	257,947	1000	24,799	2,833.00		
2016	2016-660027377	TROUT, JACK JR	10	252,382	1000	24,047	2,504.00		
2015	2015-660027377	TROUT, JACK JR	10	240,512	1000	23,317	2,297.00		
2014	2014-660027377	TROUT, JACK JR	10	247,544	1000	22,609	2,224.00		
2013	2013-660027377	TROUT, JACK JR	10	239,326	1000	21,922	2,085.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	10.0018		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	435,680.00 x .29 = 127,211		
Factor Value			
Adjustments	1.0000		
Lot Value	127,211		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,760 / 3,520
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,760
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
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	256,858 72.97 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	198,143
Lot Value	127,211
Indicated Value	325,354 92.43 Per SqFt
Agland Value	
Site Improvements	8,294
Total Value	333,648 94.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	70.01	Total Misc Impr	+ 24,104
Roofing Adj	+ 2.04	Garage Cost	+ 0
Subfloor Adj	+ -0.55	Total RCN	= 330,238
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 132,095
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,143
Adj Base Cost	= 86.97	Lot Value	+ 127,211
Total Area	x 3,520	Indicated Value	= 325,354
Adjusted Cost	= 306,134	Value Per SqFt	92.43

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	66225	864		864	22.00		19,008



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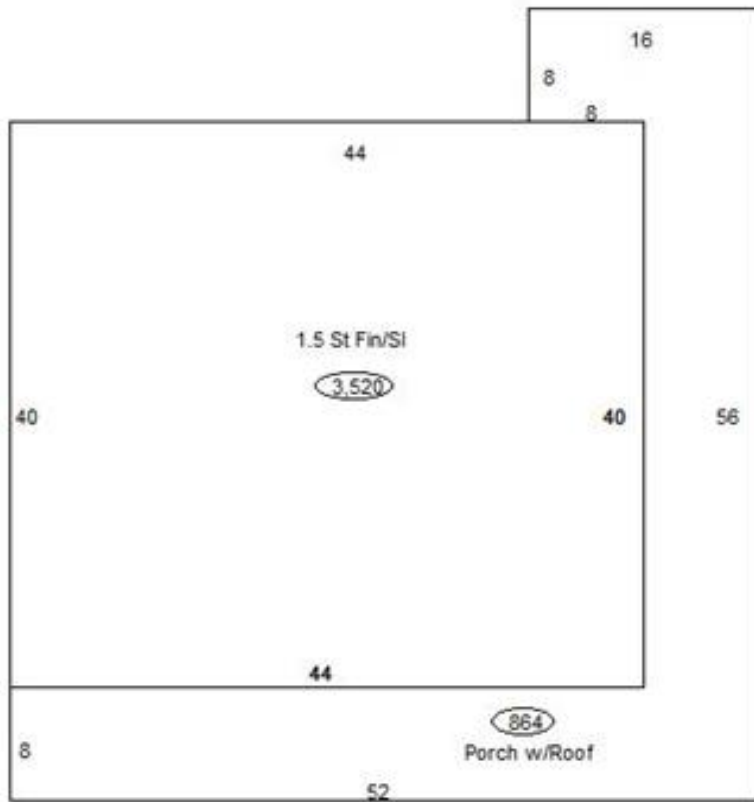
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,760	2.000	3,520
2	M	PRCH		13	SLBC	864	1.000	864
3	U	^UL	Overhang	13	Upper Level	1,760	1.000	1,760
Total Building Area						1,760		3,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			864
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 864)		13,824	13,824	5,530	8,294
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					