



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:55:21
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Assessment Data					Primary Image																																																																																																																				
Account 660027386 Parcel ID 22N16E-31-2-00000-000-0000 Cadastral ID 31-22-16-01510 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 325859 WILLIAMS, TONY & BRENDA 18405 S OLD HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 18405 S OLD HWY 88 Subdivision Lot/Block / Parcel Size 10.07 - Acres Sec/Twn/Rng 31 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (5)\IMG_0010 11/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34517095 -95.64823272 N 300' S 735.9' W 1452' S2 NW & TR DESC AS BEING PT S2 NW; COMM SW/C S2 NW; N01.2129W 735.9' TO POB; N88.3850E 538.85'; N01.2129W 10.71'; TO A POINT ON THE SOUTH LINE OF CEDAR SPRINGS; S87.3129W 538.96' TO SW/C OF CEDAR SPRINGS; S01 2129E 0.15' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10.1597 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 442,557.00 x .29 = 128,587 Factor Value Adjustments 1.0000 Lot Value 128,587		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3.5 - Average Architecture Style 100% 1 1/2 Story Finished Exterior Wall 100% Frame, Siding, Wood Base/Total Area 2,220 / 3,156 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,220 Fixture/RghIn 14 / Bed/F/H Bath 3 / 3.0 / Basement Area Garage Type 588 Attached Garage - Unfinished Remodel Year/Eff Age 1989 / 28		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	408,033 129.29 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	265,468
Lot Value	128,587
Indicated Value	394,055 124.86 Per SqFt
Agland Value	
Site Improvements	48,693
Total Value	442,748 140.29 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.99	Total Misc Impr	+ 29,734				
Roofing Adj	+ 3.69	Garage Cost	+ 22,556				
Subfloor Adj	+ -2.39	Total RCN	= 408,413				
Heat/Cool Adj	+ 14.47	Depreciation (35%)	- 142,945				
Plumbing Adj	+ 7.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 265,468				
Adj Base Cost	= 112.84	Lot Value	+ 128,587				
Total Area	x 3,156	Indicated Value	= 394,055				
Adjusted Cost	= 356,123	Value Per SqFt	124.86				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	66247		442	442	28.02		12,385
PRCH	SLAB PORCH - COVERED	66248	25x12		300	28.47		8,541
PATO	SLAB PORCH - OPEN	143134	25x8		200	11.89		2,378



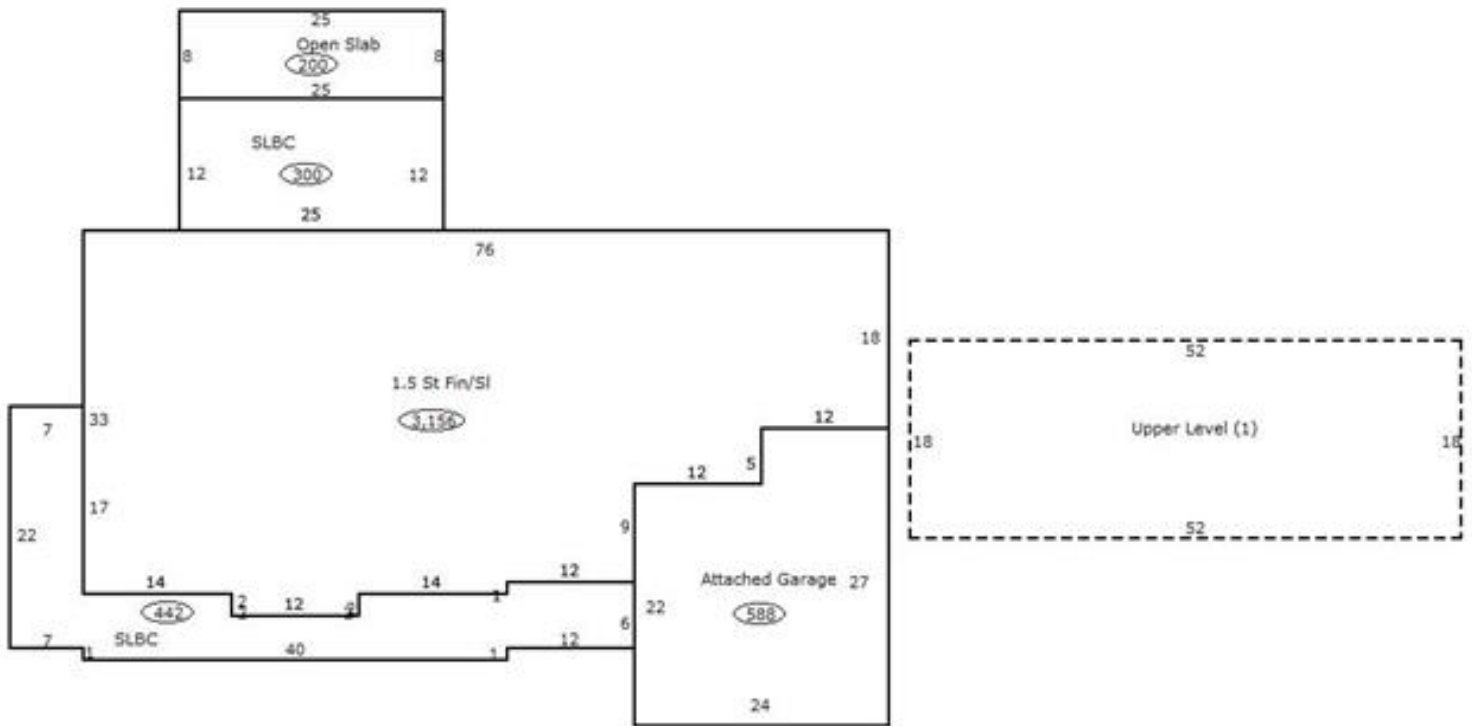
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Sketch Image

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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	2,220	1.422	3,156
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	442	1.000	442
4	M	PRCH		13	SLBC	300	1.000	300
5	U	^UL		13	Upper Level (1)	936	1.000	936
6	M	PATO		13	Open Slab	200	1.000	200
Total Building Area						2,220		3,156



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	40x24x0			960
	Qual	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 960)	11,050		11,050	553	10,497
	UTIL	SHOP BUILDING	45x15x0			675
	Qual	2	Cond	Year	2015	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 675)	22,228		22,228	6,668	15,560
	LT	LEAN-TO	45x10x0			450
	Qual	Cond	Year	2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 450)	1,314		1,314	131	1,183
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	12,000	18,000
	BARN	BARN	0x0x0			600
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 600)	6,906		6,906	3,453	3,453
	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)					