



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:55:23
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Assessment Data					Primary Image																																																																																																																				
Account 660027388 Parcel ID 22N16E-31-1-00000-000-0000 Cadastral ID 31-22-16-01700 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 41594 WADLEY, MICHAEL J TRUSTEE 10750 E 462 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10750 E 462 RD Subdivision Lot/Block / Parcel Size 21.44 - Acres Sec/Twn/Rng 31 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34715420 -95.63648455 N 607' OF W2 SE NE LESS E 150' THEREOF & SW NE NE & N 607', E 330' OF SW NE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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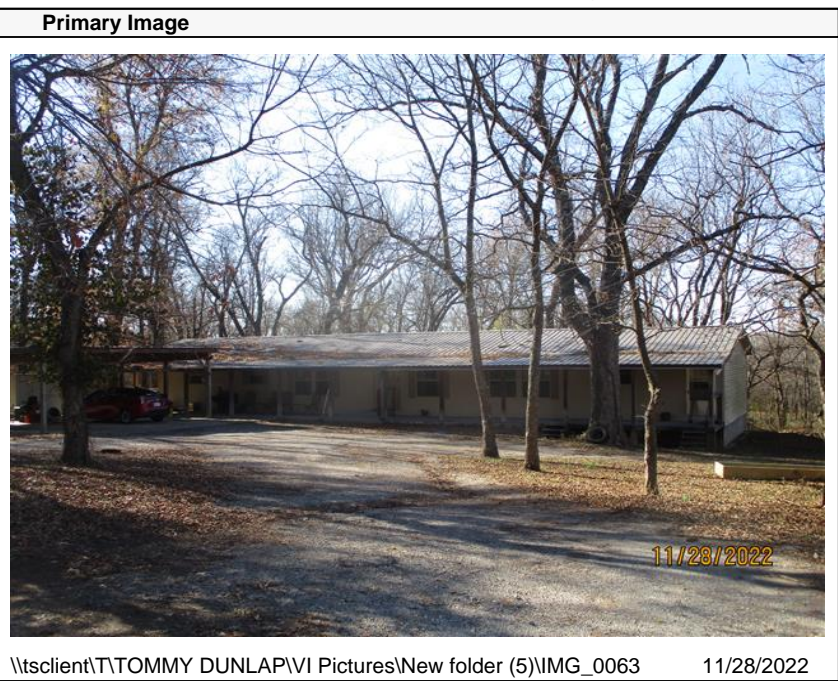
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+	0	Garage Cost	+	
Roofing Adj	+ 0.00	Garage Cost	+		Total RCN	=	0
Subfloor Adj	+ 0.00	Total RCN	=	0	Depreciation (0%)	-	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Lump Sums	+	0
Plumbing Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	
Basement Adj	+ 0.00	RCNLD	=		Lot Value	+	
Adj Base Cost	= 0.00	Lot Value	+		Indicated Value	=	
Total Area	x	Indicated Value	=		Value Per SqFt		0.00
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	3,148		
Site Improvements	57,576		
Total Value	60,724	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,160
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (9.02 x 2,160)	19,483	19,483	19,483	
	HS	HAY SHED				280
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 280)	1,310	1,310	786	524
	CPDT	CARPORT - DETACHED	30x28x0			840
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (11.36 x 840)	9,542	9,542	1,908	7,634
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30.22 x 1,500)	45,330	45,330		45,330
	LT	LEAN-TO	28x50x0			1,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 1,400)	4,088	4,088		4,088
	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)				



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Lot Data		Primary Image						
Lot Size	-	<p>\\tsclient\C\Users\rln\Pictures\2019-07-23\IMG_0003.JPG 7/23/2019</p>						
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent	0.00					
Residential Data		Indicated Value						
Type	6 Mobile Home 68 x 28	Multiple Regression						
Condition	4 - Good	MRA Code						
Quality	4.9 - Good	Adusted R						
Architecture	6 MS ADJ	Indicated Value						
Style	100% Double Wide	Direct Comparables						
Exterior Wall	100% Lap	Selection Model	A Adam Test					
Base/Total Area	1,904 / 1,904	Adjustment Model	NewTest					
Style	100% Double Wide	Comparables						
HVAC	100% Warmed & Cooled Air	Indicated Value						
Roof Cover	14 Metal, Ribbed	Value Reconciliation						
Area on Slab	0	Selected Approach	Cost Approach					
Fixture/RghIn	/	Improvements	131,640					
Bed/F/H Bath	/ /	Lot Value						
Basement Area		Indicated Value	131,640 69.14 Per SqFt					
Garage Type		Agland Value						
Remodel		Site Improvements						
Year/Eff Age	2009 / 10	Total Value	131,640 69.14 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	43.39	Total Misc Impr	+ 0					
Roofing Adj	+ 3.91	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 124,426					
Heat/Cool Adj	+ 3.55	Depreciation (36%)	- 44,793					
Plumbing Adj	+ 14.50	Lump Sums	+ 52,007					
Basement Adj	+ 0.00	RCNLD	= 131,640					
Adj Base Cost	= 65.35	Lot Value	+ 0					
Total Area	x 1,904	Indicated Value	= 131,640					
Adjusted Cost	= 124,426	Value Per SqFt	69.14					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	141066	1602		1,602	40.58	20%	52,007



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	2.300	108	108	248	248
TMBR Totals						2.300			248	248
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.910	122	122	479	479
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	4.000	142	142	566	566
NTV PST Totals						7.910			1,045	1,045
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	11.230	165	165	1,855	1,855
IMP PST Totals						11.230			1,855	1,855
Total Agland						21.440			3,148	3,148