



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	660027395													
Parcel ID	000000-00-0-00540-001-0007													
Cadastral ID	31-22-16-01860													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	336842													
BABB, MICHAEL JASON & MELINDA K														
10135 E 470 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	10135 E 470 RD													
Subdivision	NORTHAVEN													
Lot/Block	0007 / 0001	Parcel Size 2.5 - Lots												
Sec/Twn/Rng	31 / 22 / 16 / 5													
Neighborhood	1114 - R-V01,4-NW OOLOGAH													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.33721015 -95.64779613														
Building Permits														
LOTS 5 & 6 & W2 LOT 7 BLOCK 1 NORTHAVEN														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	WALLIS, RONALD RUSSELL &	12/14/2021	455,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2022	Land Value	96,821	96,821	11%	10,650	Assessed	49,120 5,313.88						
Year Frozen	0	Improvements	349,719	349,719		38,470	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00						
TIF Project ID	0	Total Value	446,540	446,540		49,120	Total Taxable	48,120 5,220.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027395	BABB, MICHAEL JASON &	10	434,810	1000	46,829	5,080.00							
2024	2024-660027395	BABB, MICHAEL JASON &	10	557,856	1000	50,552	5,308.00							
2023	2023-660027395	BABB, MICHAEL JASON &	10	455,000	1000	49,050	5,115.00							
2022	2022-660027395	BABB, MICHAEL JASON &	10	455,619	0	50,118	5,188.00							
2021	2021-660027395	WALLIS, RONALD RUSSELL &	10	343,749	1000	36,812	3,851.00							
2020	2020-660027395	WALLIS, RONALD RUSSELL &	10	338,398	1000	36,224	3,846.00							
2019	2019-660027395	WALLIS, RONALD RUSSELL &	10	329,490	1000	35,244	3,672.00							
2018	2018-660027395	WALLIS, RONALD RUSSELL &	10	351,922	1000	37,629	4,055.00							
2017	2017-660027395	WALLIS, RONALD RUSSELL &	10	348,989	1000	36,504	4,164.00							
2016	2016-660027395	WALLIS, RONALD RUSSELL &	10	340,218	1000	35,411	3,681.00							
2015	2015-660027395	WALLIS, RONALD RUSSELL &	10	330,494	1000	34,351	3,379.00							
2014	2014-660027395	WALLIS, RONALD RUSSELL &	10	335,766	1000	33,321	3,272.00							
2013	2013-660027395	WALLIS, RONALD RUSSELL &	10	320,216	1000	32,322	3,070.00							



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Lot Data		Square-Foot - NBHD 1114 #1		Primary Image				
Lot Size	0	0						
Lot Count	1.5							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND VALUE	0						
		0						
Method	Square-Foot							
Base Lot Value	281,149.00 x .34 = 96,821							
Factor Value								
Adjustments	1.0000							
Lot Value	96,821							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture								
Style	100% 1 1/2 Story Finished							
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood							
Base/Total Area	2,476 / 5,412							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,476							
Fixture/RghIn	17 /							
Bed/F/H Bath	5 / 4.0 /							
Basement Area								
Garage Type	768 Attached Garage - Unfinished 2 Stalls							
Remodel								
Year/Eff Age	1979 / 35							
Cost Approach								
Manual : 01/2025								
Base Cost	84.11	Total Misc Impr	+	5,615				
Roofing Adj	+ 2.07	Garage Cost	+	22,879				
Subfloor Adj	+ -0.99	Total RCN	=	581,492				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	250,042				
Plumbing Adj	+ 4.35	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	331,450				
Adj Base Cost	= 102.18	Lot Value	+	96,821				
Total Area	x 5,412	Indicated Value	=	428,271				
Adjusted Cost	= 552,998	Value Per SqFt		79.13				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	331,450							
Lot Value	96,821							
Indicated Value	428,271							
Agland Value	79.13 Per SqFt							
Site Improvements	18,269							
Total Value	446,540							
	82.51 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	1	5,615.40		5,615

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	511,096	94.44 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	464,700	Per SqFt



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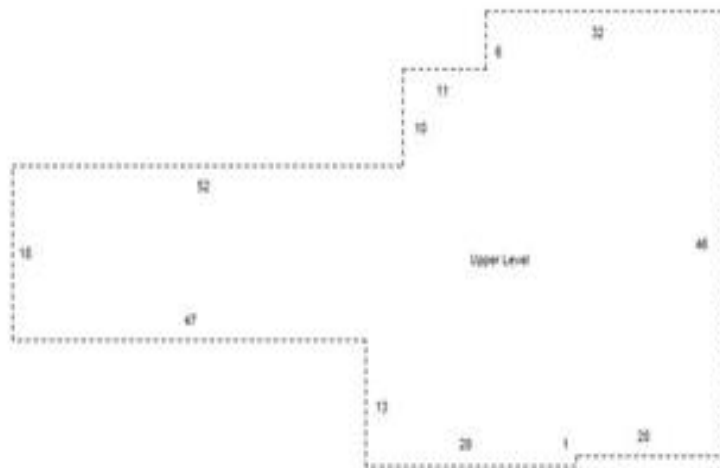
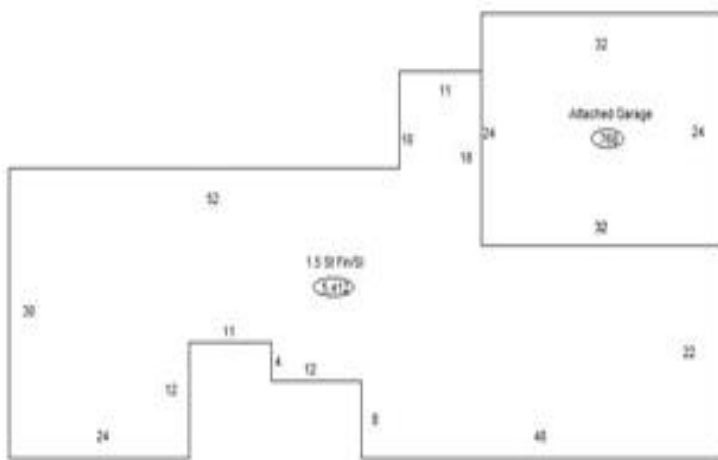
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Sketch Image

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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	2,476	2.186	5,412
2	G	1		13	Attached Garage	768	1.000	768
3	U	^UL	Overhang	13	Upper Level	2,936	1.000	2,936
Total Building Area						2,476		5,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			312
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 312)		1,460	1,460	876	584
	SV	SWIM VINYL				1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	22,500	2,500
	BARN	Barn	60x38x0			2,280
	Qual	1	Cond 1	Year	Eff Age 2836	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.66 x 2,280)		15,185	15,185		15,185