



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027399 Parcel ID 000000-00-0-00540-001-0011 Cadastral ID 31-22-16-01900 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 330496 PRATHER, HANNAH & RYAN 10172 E NORTH PARK CLAREMORE OK 74017-0000 Parcel Location Situs 10172 E NORTH PARK Subdivision NORTHAVEN Lot/Block 0011 / 0001 Parcel Size 1.133 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33852320 -95.64765913																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2865 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 56,042.00 x 1.33 = 74,689 Factor Value Adjustments 1.0000 Lot Value 74,689		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0069.JPG 11/21/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,888 / 1,888
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,888
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	608 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	101.51	Total Misc Impr	+ 13,400				
Roofing Adj	+ 4.22	Garage Cost	+ 15,972				
Subfloor Adj	+ -1.22	Total RCN	= 262,408				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 120,708				
Plumbing Adj	+ 7.45	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 141,700				
Adj Base Cost	= 123.43	Lot Value	+ 74,689				
Total Area	x 1,888	Indicated Value	= 216,389				
Adjusted Cost	= 233,036	Value Per SqFt	114.61				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	194,674 103.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	253,840 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	141,700
Lot Value	74,689
Indicated Value	216,389 114.61 Per SqFt
Agland Value	
Site Improvements	589
Total Value	216,978 114.92 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
PRCH	SLAB PORCH - COVERED	66293	16x7		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	66294	20x12		240	23.44		5,626



Rogers

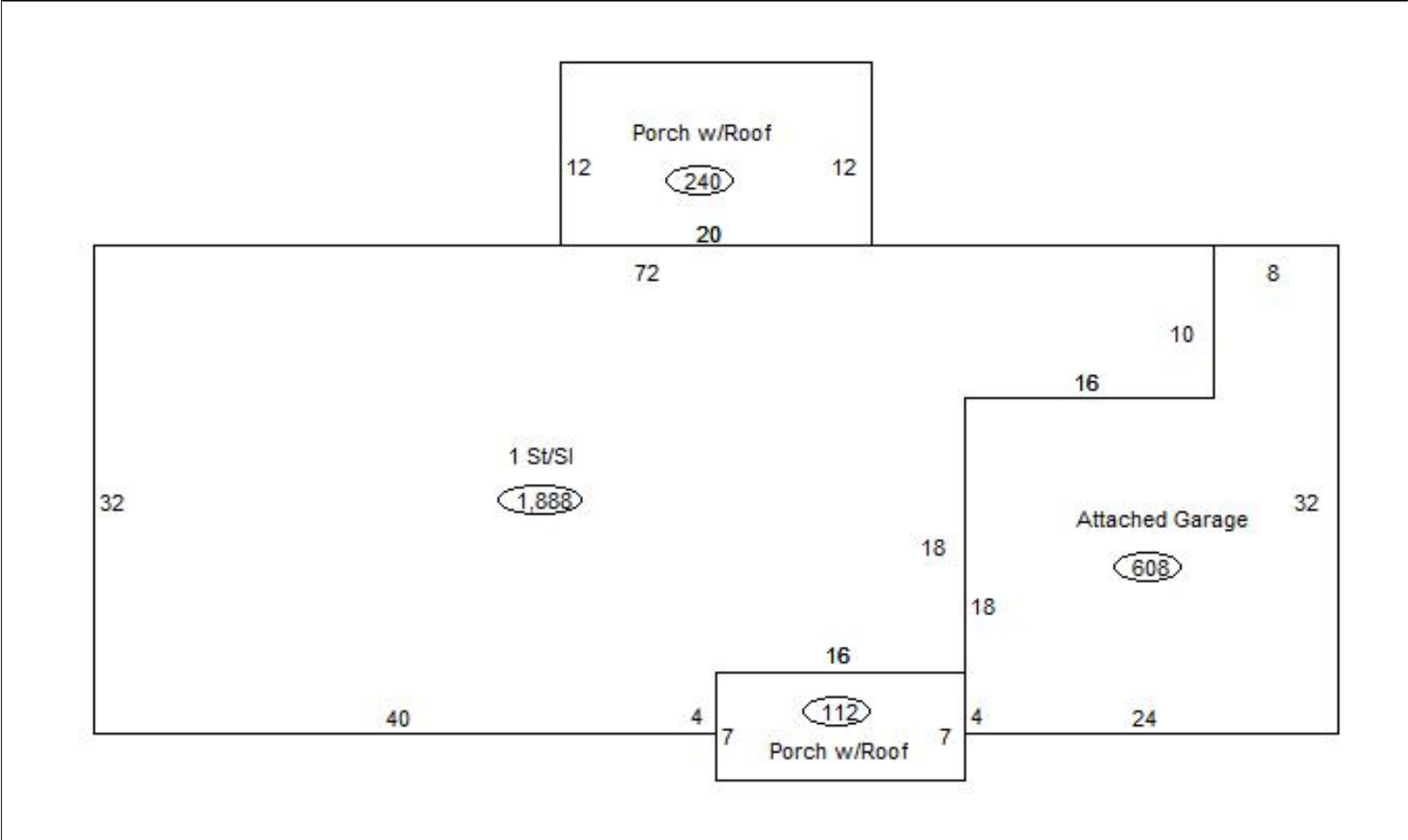
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,888	1.000	1,888
2	G	1		13	Attached Garage	608	1.000	608
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,888		1,888



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			280	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 280)		1,310		1,310	721	589
	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)						