



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:52:02  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027402 <b>Parcel ID</b> 000000-00-0-00540-001-0014 <b>Cadastral ID</b> 31-22-16-01930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 326737 JAMES, DERICK AUSTIN & ALEXIS MARIE  10088 E NORTH PARK CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10088 E NORTH PARK <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0014 / 0001 <b>Parcel Size</b> 1.14 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 16 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33851341 -95.64941308																																																																																																																									
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Date 04/16/2026  
 Time 21:52:03  
 Page 2

Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2857		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	56,004.00 x 1.33 = 74,674		
Factor Value			
Adjustments	1.0000		
Lot Value	74,674		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,585	94.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	245,850		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.75	Total Misc Impr	+ 8,829
Roofing Adj	+ 3.93	Garage Cost	+ 13,737
Subfloor Adj	+ 0.00	Total RCN	= 232,923
Heat/Cool Adj	+ 10.30	Depreciation ( 48%)	- 111,803
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,120
Adj Base Cost	= 118.98	Lot Value	+ 74,674
Total Area	x 1,768	Indicated Value	= 195,794
Adjusted Cost	= 210,357	Value Per SqFt	110.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,120		
Lot Value	74,674		
Indicated Value	195,794	110.74	Per SqFt
Agland Value			
Site Improvements	839		
Total Value	196,633	111.22	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	66305	28x4		112	20.94		2,345
PATO	SLAB PORCH - OPEN	66306	17x12		204	9.35		1,907



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 Page 3

Sketch Image

660027402



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,768	1.000	1,768
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PATO		13	Open Slab	204	1.000	204
<b>Total Building Area</b>						1,768		1,768



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Page 4

660027402

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			448
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 448)		2,097		2,097 1,258		839