



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:52:06
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Assessment Data					Primary Image																																																																																																																				
Account 660027405 Parcel ID 000000-00-0-00540-002-0001 Cadastral ID 31-22-16-01960 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323284 REIDLE, JOSEPH MATTHEW & CHELSEA 10045 E NORTHPARK ST CLAREMORE OK 74017-0000 Parcel Location Situs 10045 E NORTHPARK ST Subdivision NORTHAVEN Lot/Block 0001 / 0002 Parcel Size .984 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33929424 -95.65028819																																																																																																																									
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0469	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE 0	
	0	
Method	Square-Foot	
Base Lot Value	45,603.00 x 1.55 = 70,513	
Factor Value		
Adjustments	1.0000	
Lot Value	70,513	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38



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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	227,390	128.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	263,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.38	Total Misc Impr	+	13,658			
Roofing Adj	+ 4.27	Garage Cost	+	13,282			
Subfloor Adj	+ -1.20	Total RCN	=	244,648			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	119,878			
Plumbing Adj	+ 7.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,770			
Adj Base Cost	= 122.86	Lot Value	+	70,513			
Total Area	x 1,772	Indicated Value	=	195,283			
Adjusted Cost	= 217,708	Value Per SqFt		110.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,770		
Lot Value	70,513		
Indicated Value	195,283	110.20	Per SqFt
Agland Value			
Site Improvements	52,776		
Total Value	248,059	139.99	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	66317	9x8		72	24.04		1,731
CPDT	CARPORT - DETACHED	66318	636		636	10.74		6,831



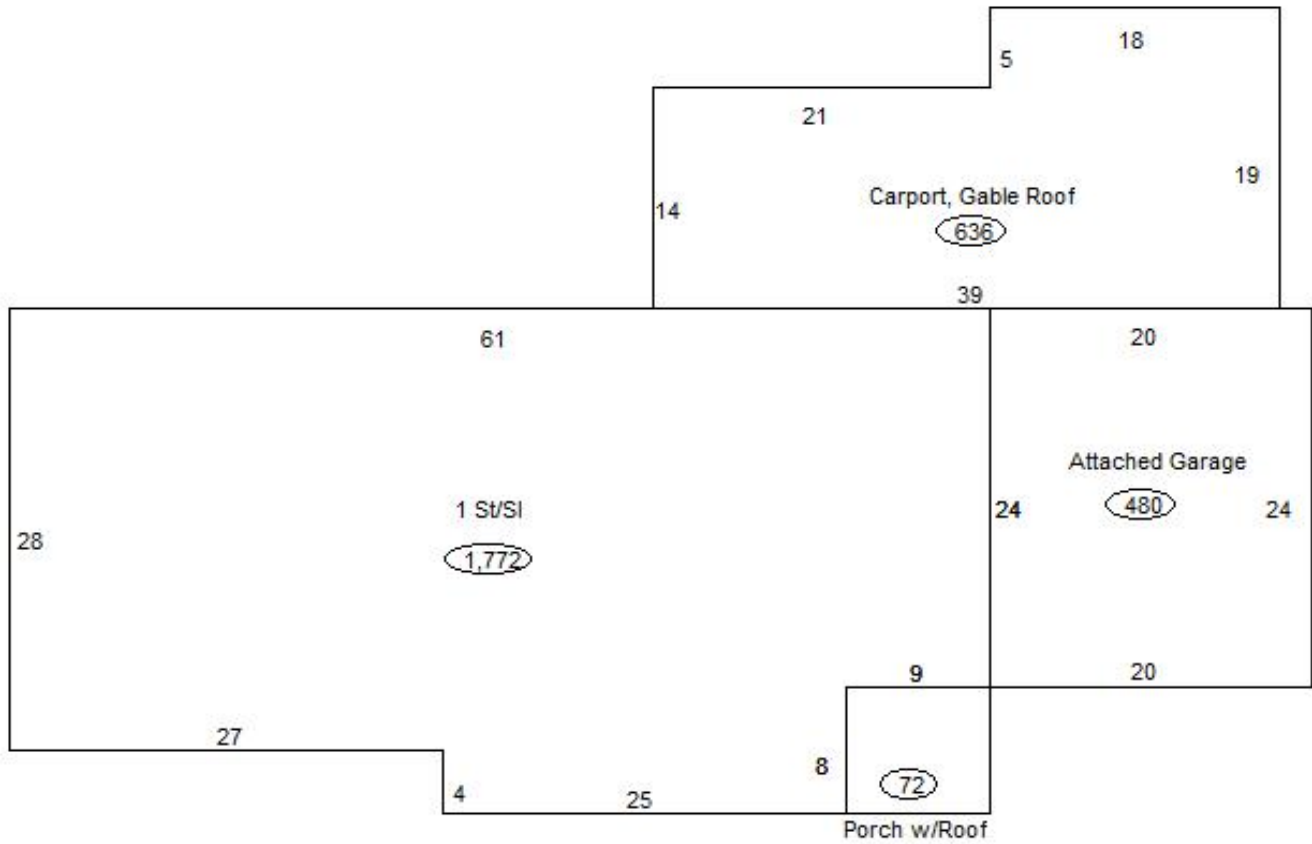
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Sketch Image

660027405



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,772	1.000	1,772
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	72	1.000	72
4	G	3		13	Carport, Gable Roof	636	1.000	636
Total Building Area						1,772		1,772



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			4,042
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (23.74 x 4,042)		95,957	95,957	43,181		52,776