



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:52:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027438 <b>Parcel ID</b> 000000-00-0-00540-004-0002 <b>Cadastral ID</b> 31-22-16-02290 <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> 328728 DYER, KAMBRIE NOELLE  18505 S OLD HWY 88 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18505 S OLD HWY 88 <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1 - 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: 36.34335465 -95.65024455																																																																																																																									
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Date 04/16/2026  
Time 21:52:36  
Page 2

Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9894	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,100.00 x 1.60 = 68,960	
Factor Value		
Adjustments	1.0000	
Lot Value	68,960	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,466
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,042	105.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	183,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.14	Total Misc Impr	+	20,230			
Roofing Adj	+ 4.45	Garage Cost	+	12,487			
Subfloor Adj	+ -1.17	Total RCN	=	219,617			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	96,631			
Plumbing Adj	+ 9.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,986			
Adj Base Cost	= 127.49	Lot Value	+	68,960			
Total Area	x 1,466	Indicated Value	=	191,946			
Adjusted Cost	= 186,900	Value Per SqFt		130.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,986		
Lot Value	68,960		
Indicated Value	191,946	130.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,946	130.93	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	66459	16x4		64	24.07		1,540
EPSW	ENCLOSED PORCH - SOLID WALL	66460	20x11		220	61.79		13,594



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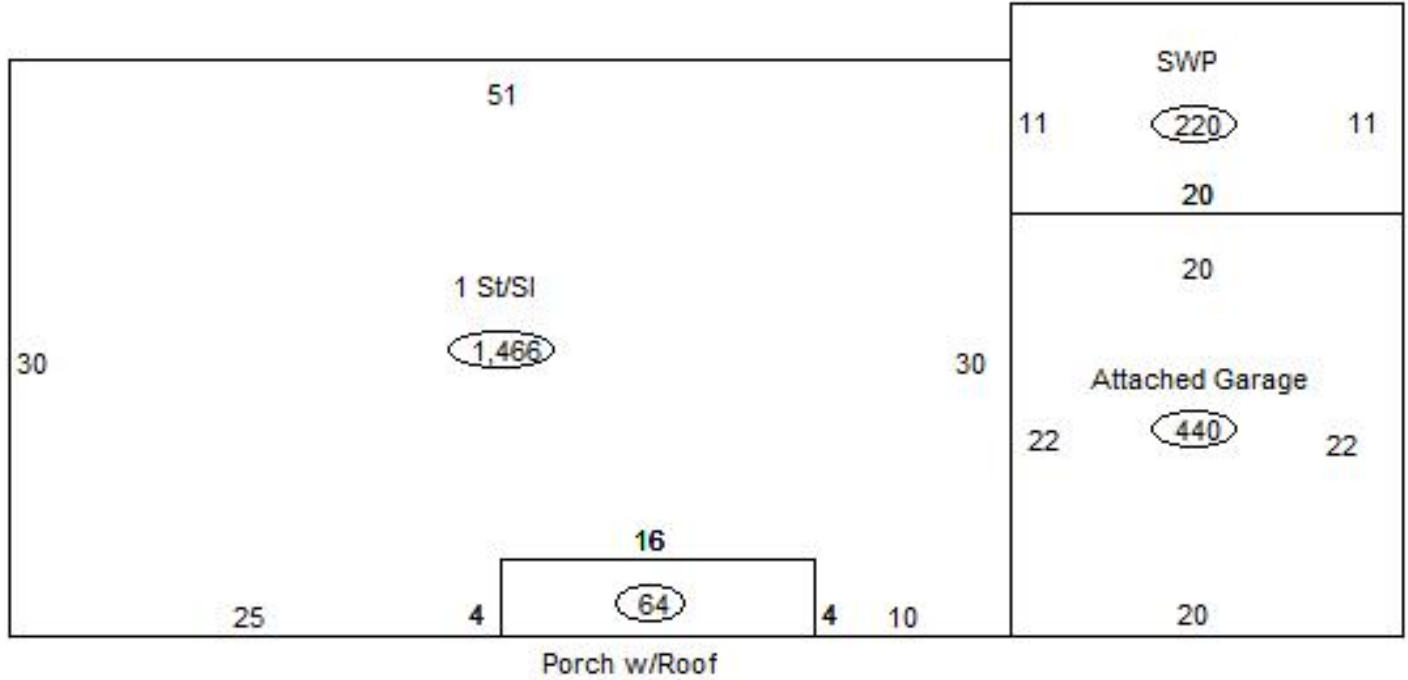
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Date 04/16/2026  
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 Page 3

### Sketch Image

660027438



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,466	1.000	1,466
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	64	1.000	64
4	M	EPSW		13	EPSW	220	1.000	220
<b>Total Building Area</b>						1,466		1,466



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Page 4

660027438

### Outbuildings/Site Improvements

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