



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:52:38  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027439 <b>Parcel ID</b> 000000-00-0-00540-004-0003 <b>Cadastral ID</b> 31-22-16-02300 <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> 307137 BOYD, JONI B & ROBERT THOMAS  10065 E NORTHSHIRE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10065 E NORTHSHIRE <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0003 / 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: 36.34315486 -95.64945220 LOT 3 BLOCK 4 NORTHAVEN																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2343 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND VALUE 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 53,766.00 x 1.37 = 73,778 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 73,778		 <p style="text-align: right; color: orange;">11/22/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (115)\IMG_0075.JPG 11/23/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Frame, Siding, Wood 30% Veneer, Masonry
<b>Base/Total Area</b>	1,568 / 1,568
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,568
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	560 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	227,192 144.89 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	7
<b>Indicated Value</b>	236,350 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	138,896
<b>Lot Value</b>	73,778
<b>Indicated Value</b>	212,674 135.63 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	55,169
<b>Total Value</b>	267,843 170.82 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	93.14	<b>Total Misc Impr</b>	+	33,604
<b>Roofing Adj</b>	+ 4.18	<b>Garage Cost</b>	+	14,986
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	231,544
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	101,879
<b>Plumbing Adj</b>	+ 8.98	<b>Lump Sums</b>	+	9,231
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	138,896
<b>Adj Base Cost</b>	= 116.68	<b>Lot Value</b>	+	73,778
<b>Total Area</b>	x 1,568	<b>Indicated Value</b>	=	212,674
<b>Adjusted Cost</b>	= 182,954	<b>Value Per SqFt</b>		135.63

### 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	66463	32x5		160	23.72		3,795
EPSW	ENCLOSED PORCH - SOLID WALL	66464	24x17		408	60.57		24,713
WODO	WOOD DECK - OPEN	66465	613		613	16.02	6%	9,231



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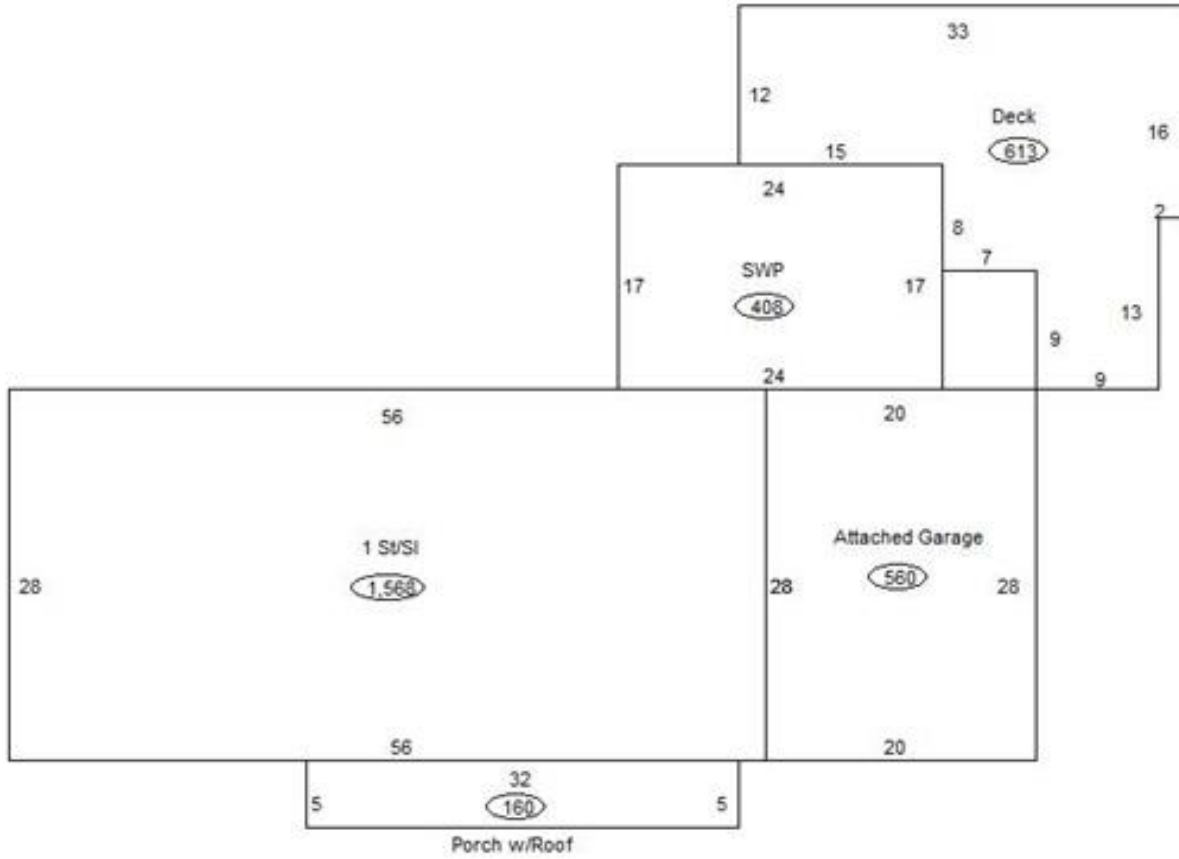
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,568	1.000	1,568
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	160	1.000	160
4	M	EPSW		13	EPSW	408	1.000	408
5	M	WODO		13	WODO	613	1.000	613
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x30x0			1,800
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.26 x 1,800)		54,468		54,468	54,468
	LT	LEAN-TO	20x12x0			240
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 240)		701		701	701