



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:16:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027442 <b>Parcel ID</b> 000000-00-0-00540-004-0006 <b>Cadastral ID</b> 31-22-16-02330 <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> 312350 GUINN, ANGELO W  10165 E NORTHSHIRE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10165 E NORTHSHIRE <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1.009 - 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: 36.34314766 -95.64764662																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1873	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,719.00 x 1.41 = 72,960	
Factor Value		
Adjustments	1.0000	
Lot Value	72,960	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	816 / 1,324
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	816
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

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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	179,178 135.33 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	204,810 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	128,789
Lot Value	72,960
Indicated Value	201,749 152.38 Per SqFt
Agland Value	
Site Improvements	608
Total Value	202,357 152.84 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.30	Total Misc Impr	+	32,089
Roofing Adj	+ 3.41	Garage Cost	+	17,775
Subfloor Adj	+ -1.60	Total RCN	=	214,649
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	-	85,860
Plumbing Adj	+ 11.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	128,789
Adj Base Cost	= 124.46	Lot Value	+	72,960
Total Area	x 1,324	Indicated Value	=	201,749
Adjusted Cost	= 164,785	Value Per SqFt		152.38

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66477	14x6		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	66478	32x6		192	26.33		5,055
EPSW	ENCLOSED PORCH - SOLID WALL	66480	20x14		280	68.50		19,180

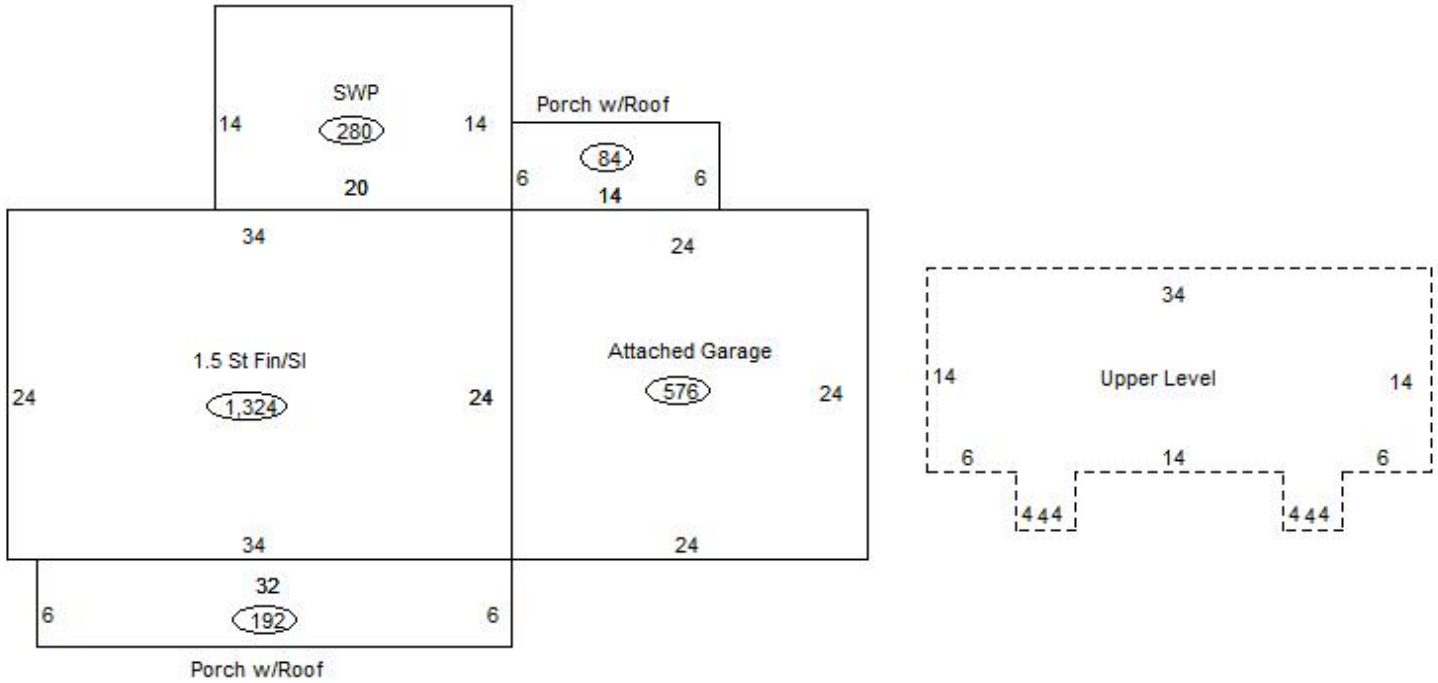


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Sketch Image

660027442



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	816	1.623	1,324
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	192	1.000	192
5	U	^UL	Overhang	13	Upper Level	508	1.000	508
6	M	EPSW		13	EPSW	280	1.000	280
<b>Total Building Area</b>						816		1,324



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			200
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 200)		936		936	328	608