



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:35:53
Page 1

Assessment Data					Primary Image																																																																																																																																																																	
Account 660027443 Parcel ID 000000-00-0-00540-004-0007 Cadastral ID 31-22-16-02340 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 276385 TRAHAN, MARK 10177 E NORTHSHIRE CLAREMORE OK 74017-0000 Parcel Location Situs 10177 E NORTHSHIRE Subdivision NORTHAVEN Lot/Block 0007 / 0004 Parcel Size 1.085 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																																																																						
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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.202		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	52,360.00 x 1.40 = 73,216		
Factor Value			
Adjustments	1.0000		
Lot Value	73,216		



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	1,635 / 1,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,635
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	623 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	179,905 110.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	215,920 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	139,750
Lot Value	73,216
Indicated Value	212,966 130.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	212,966 130.25 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.06	Total Misc Impr	+	32,497
Roofing Adj	+ 4.44	Garage Cost	+	16,316
Subfloor Adj	+ -1.15	Total RCN	=	258,796
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	119,046
Plumbing Adj	+ 8.61	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	139,750
Adj Base Cost	= 128.43	Lot Value	+	73,216
Total Area	x 1,635	Indicated Value	=	212,966
Adjusted Cost	= 209,983	Value Per SqFt		130.25

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	66483		137	137	23.81		3,262
PRCH	SLAB PORCH - COVERED	66484	25x12		300	23.25		6,975
EPSW	ENCLOSED PORCH - SOLID WALL	66485	20x14		280	61.30		17,164



Rogers

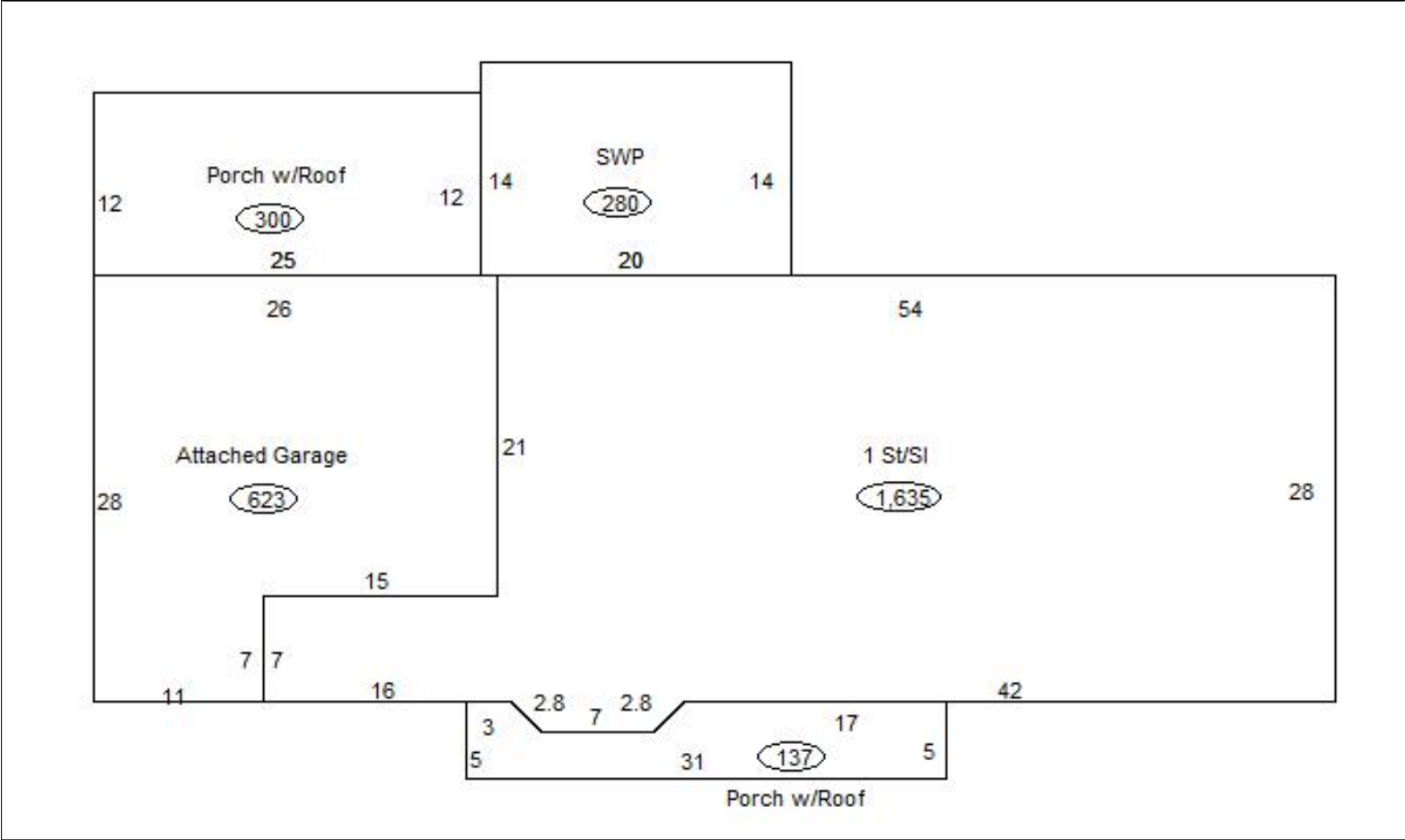
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Sketch Image

660027443



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,635	1.000	1,635
2	G	1		13	Attached Garage	623	1.000	623
3	M	PRCH		13	SLBC	137	1.000	137
4	M	PRCH		13	SLBC	300	1.000	300
5	M	EPSW		13	EPSW	280	1.000	280
Total Building Area						1,635		1,635