



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:09:38  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030722 <b>Parcel ID</b> 22N15E-35-3-00000-000-0000 <b>Cadastral ID</b> 35-22-15-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 198454 KISSLER, LEROY W  8557 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 08557 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33818868 -95.67825709																																																																																																																									
<b>E2 E2 SE SW</b>					<b>Building Permits</b> <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>R20</td> <td>R21- FLOOD DAMAGE REPAIRS</td> <td>06/2019</td> <td>12/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- FLOOD DAMAGE REPAIRS	06/2019	12/2020																																																																																																							
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Lot Data		Square-Foot - NBHD 6080 #1
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	10.5561	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	459,824.00 x .41 = 188,041	
Factor Value		
Adjustments	1.0000	
Lot Value	188,041	



\\tsclient\TOMMY DUNLAP\New folder (99)\IMG\_0038.JPG 8/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	946 / 1,892
Style	100% Two Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 38

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	177,358 93.74 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	96,787
Lot Value	188,041
Indicated Value	284,828 150.54 Per SqFt
Agland Value	
Site Improvements	39,186
Total Value	324,014 171.25 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	82.36	Total Misc Impr	+	2,443
Roofing Adj	+ 2.88	Garage Cost	+	
Subfloor Adj	+ 0.64	Total RCN	=	180,594
Heat/Cool Adj	+ 0.84	Depreciation ( 47%)	-	84,879
Plumbing Adj	+ 7.44	Lump Sums	+	1,072
Basement Adj	+ 0.00	RCNLD	=	96,787
Adj Base Cost	= 94.16	Lot Value	+	188,041
Total Area	x 1,892	Indicated Value	=	284,828
Adjusted Cost	= 178,151	Value Per SqFt		150.54

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72843	17x6		102	23.95		2,443
WODO	WOOD DECK - OPEN	72845	10x4		40	28.50	6%	1,072



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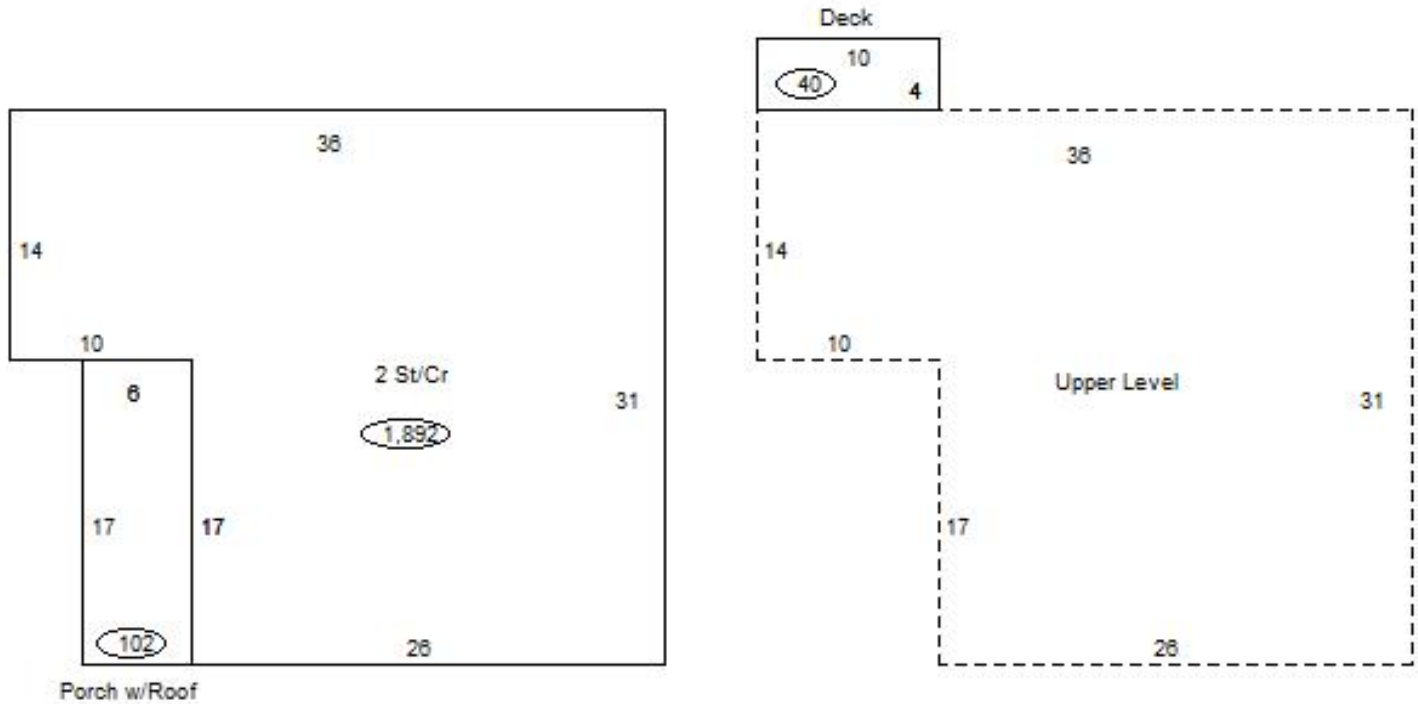
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### Sketch Image

660030722



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	946	2.000	1,892
2	M	PRCH		13	SLBC	102	1.000	102
3	U	^UL		13	Upper Level	946	1.000	946
4	M	WODO		13	WODO	40	1.000	40
<b>Total Building Area</b>						946		1,892



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	28x50x0			1,400
	Qual	2	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b> Base Cost (27.99 x 1,400) 39,186		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 39,186
	CPAT	Carport - Attached	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (10.83 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>