



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031855 Parcel ID 22N15E-36-4-00000-000-0000 Cadastral ID 36-22-15-00500 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 284497 PANCOAST, STEPHEN K & MELANIE K 9905 E NORTHPARK ST CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 09905 E NORTHPARK Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 36 / 22 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33815345 -95.65414778					Building Permits <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>R23 024</td> <td>R24 NEW POOL</td> <td>04/2023</td> <td>10/2023</td> <td>93,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 024	R24 NEW POOL	04/2023	10/2023	93,000																																																																																																						
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	3,256 / 3,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	3,256 Total
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.79	Total Misc Impr	+ 11,029				
Roofing Adj	+ 7.51	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 539,966				
Heat/Cool Adj	+ 16.31	Depreciation (43%)	- 232,185				
Plumbing Adj	+ 5.62	Lump Sums	+ 18,472				
Basement Adj	+ 28.22	RCNLD	= 326,253				
Adj Base Cost	= 162.45	Lot Value	+				
Total Area	x 3,256	Indicated Value	= 326,253				
Adjusted Cost	= 528,937	Value Per SqFt	100.20				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	326,253
Lot Value	
Indicated Value	326,253 100.20 Per SqFt
Agland Value	4,069
Site Improvements	136,087
Total Value	466,409 143.25 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	7,243.87		7,244
BALW	BALCONY - WOOD	76005	36x8		288	35.19		10,135
WODO	WOOD DECK - OPEN	76006	417		417	21.27	6%	8,337
PATO	SLAB PORCH - OPEN	76007	345		345	10.97		3,785



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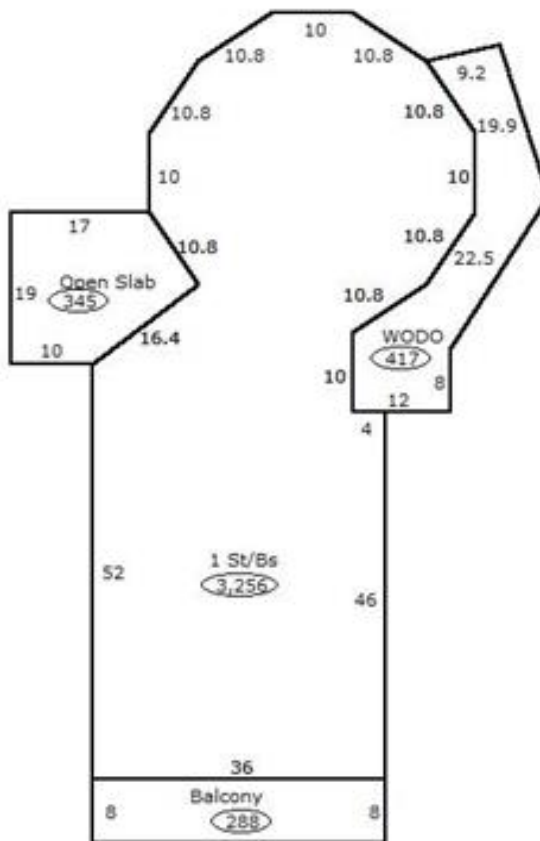
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1 St/Bs	3,256	1.000	3,256
2	M	BALW		20	Balcony	288	1.000	288
3	M	WODO		20	WODO	417	1.000	417
4	M	PATO		20	Open Slab	345	1.000	345
Total Building Area						3,256		3,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	6	Cond 6	Year	Eff Age	1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500
	BARN	BARN	20x48x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 960)	10,061		10,061	1,006	9,055
	BARN	BARN	102x122x0			12,444	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (7.13 x 12,444)	88,726		88,726	4,436	84,290
	LT	LEAN-TO	30x72x0			2,160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 2,160)	6,307		6,307	315	5,992
	UTIL	SHOP BUILDING	30x50x0			1,500	
	Qual	2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (27.50 x 1,500)	41,250		41,250	33,000	8,250
	SHDS	Shed - Small	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (39.31 x)					



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>C:\Users\RLN\Pictures\2018-05-04 05-04-18\05-04-18 043.JPG 5/4/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	448 / 448
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	124.93	Total Misc Impr	+	0			
Roofing Adj	+ 7.82	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	71,281			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	30,651			
Plumbing Adj	+ 13.72	Lump Sums	+	1,747			
Basement Adj	+ 0.00	RCNLD	=	42,377			
Adj Base Cost	= 159.11	Lot Value	+				
Total Area	x 448	Indicated Value	=	42,377			
Adjusted Cost	= 71,281	Value Per SqFt		94.59			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	42,377
Lot Value	
Indicated Value	42,377
Agland Value	94.59 Per SqFt
Site Improvements	
Total Value	42,377
	94.59 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	76009	12x5		60	29.12		1,747



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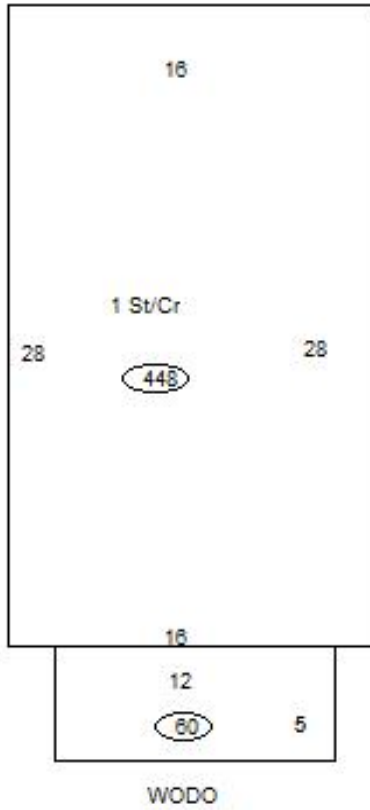
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Sketch Image

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Sketch Vector Information

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1	R	1	Crawl	10	1 St/Cr	448	1.000	448
2	M	WODO		10	WODO	60	1.000	60
Total Building Area						448		448



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	7.000	224	224	1,568	1,568
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	2.000	218	218	437	437
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	11.000	188	188	2,064	2,064
IMP PST Totals						20.000			4,069	4,069
Total Agland						20.000			4,069	4,069