




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031857 Parcel ID 22N15E-36-2-00000-000-0000 Cadastral ID 36-22-15-00700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 290297 BEARD, KELLY & MARIA 9452 E 460 RD CLAREMORE OK 74017-0000					 <p>\\tsclient\T\TOMMY DUNLAP\080822(92)\IMG_0047.JPG 8/8/2022</p>																																																																																																																				
Parcel Location Situs 09452 E 460 RD Subdivision Lot/Block / Parcel Size 7.5 - Acres Sec/Twn/Rng 36 / 22 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34995177 -95.66109961 W 495' NE NE NW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026
Time 22:19:57
Page 2

Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 7.5 Non-Ag Acres 7.5103 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 327,147.00 x .45 = 148,238 Factor Value Adjustments 1.0000 Lot Value 148,238		 <p style="text-align: right; color: orange;">08/08/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\080822(92)\IMG_0047.JPG 8/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,562 / 2,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	274,992	107.33	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.95	Total Misc Impr	+ 18,021				
Roofing Adj	+ 4.49	Garage Cost	+ 20,220				
Subfloor Adj	+ 0.00	Total RCN	= 360,054				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 154,823				
Plumbing Adj	+ 5.53	Lump Sums	+ 1,791				
Basement Adj	+ 0.00	RCNLD	= 207,022				
Adj Base Cost	= 125.61	Lot Value	+ 148,238				
Total Area	x 2,562	Indicated Value	= 355,260				
Adjusted Cost	= 321,813	Value Per SqFt	138.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,022		
Lot Value	148,238		
Indicated Value	355,260	138.67	Per SqFt
Agland Value			
Site Improvements	1,482		
Total Value	356,742	139.24	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	5,615.40		5,615
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PRCH	SLAB PORCH - COVERED	76017	20x7		140	26.49		3,709
WODO	WOOD DECK - OPEN	76018	12x12		144	24.88	50%	1,791
PATO	SLAB PORCH - OPEN	76019	8x7		56	11.48		643
PATO	SLAB PORCH - OPEN	76020	18x14		252	9.68		2,439



Rogers

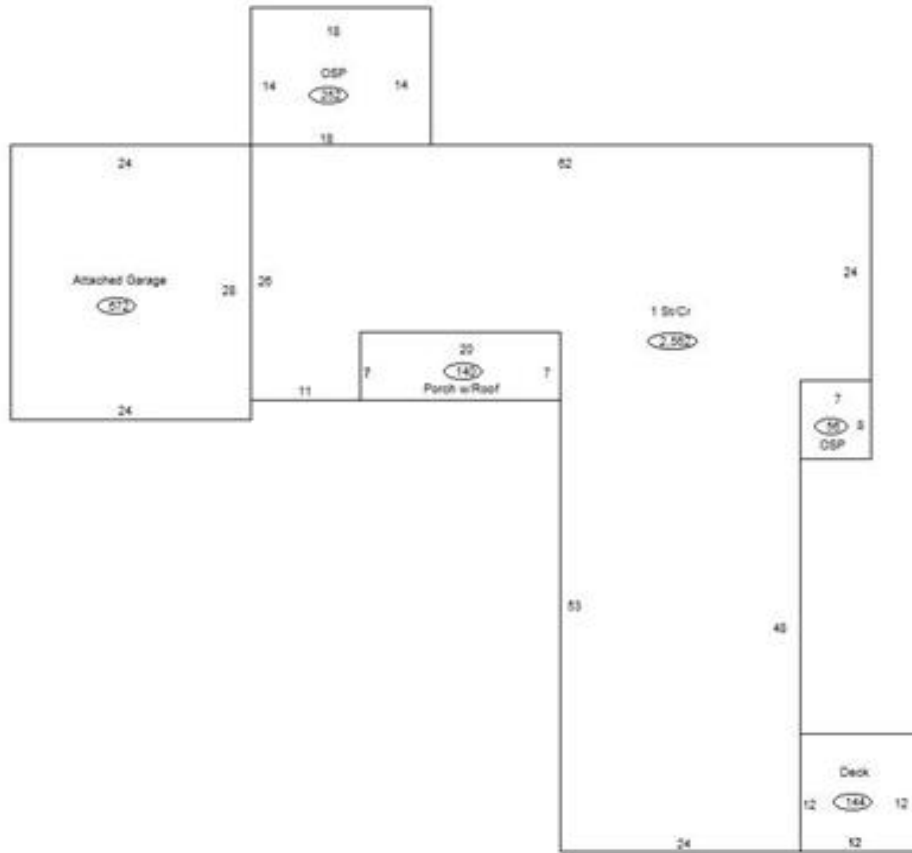
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Date 04/16/2026
 Time 22:19:57
 Page 3

Sketch Image

660031857



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,562	1.000	2,562
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	140	1.000	140
4	M	WODO		13	WODO	144	1.000	144
5	M	PATO		13	Open Slab	56	1.000	56
6	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						2,562		2,562



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 Time 22:19:57
 Page 4

660031857

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			144
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	337
	LF LOAFING SHED		0x0x0			384
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 384)		1,636		1,636	1,145
	LT LEAN-TO		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2.92 x)					
	STF STG FAIR		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					