



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:09:37
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Assessment Data					Primary Image																																																																																																																				
Account 660031976 Parcel ID 000000-00-0-00777-001-0022 Cadastral ID 36-22-15-03400 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 317914 ROARK, EVAN M 18013 S CREEKSIDE DR CLAREMORE OK 74017-0000 Parcel Location Situs 18013 S CREEKSIDE DR Subdivision STONE CREEK Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 22 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35046558 -95.65457789																																																																																																																									
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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4403		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	62,741.00 x 1.23 = 77,368		
Factor Value			
Adjustments	1.0000		
Lot Value	77,368		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,133 / 1,973
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,133
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,153 Attached Garage - Unfinished 3 Stalls
Remodel	RMA -
Year/Eff Age	1984 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	274,819 139.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,696
Lot Value	77,368
Indicated Value	254,064 128.77 Per SqFt
Agland Value	
Site Improvements	20,127
Total Value	274,191 138.97 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.05	Total Misc Impr	+	9,439
Roofing Adj	+ 2.79	Garage Cost	+	29,586
Subfloor Adj	+ -0.72	Total RCN	=	247,611
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	71,807
Plumbing Adj	+ 7.13	Lump Sums	+	892
Basement Adj	+ 0.00	RCNLD	=	176,696
Adj Base Cost	= 105.72	Lot Value	+	77,368
Total Area	x 1,973	Indicated Value	=	254,064
Adjusted Cost	= 208,586	Value Per SqFt		128.77

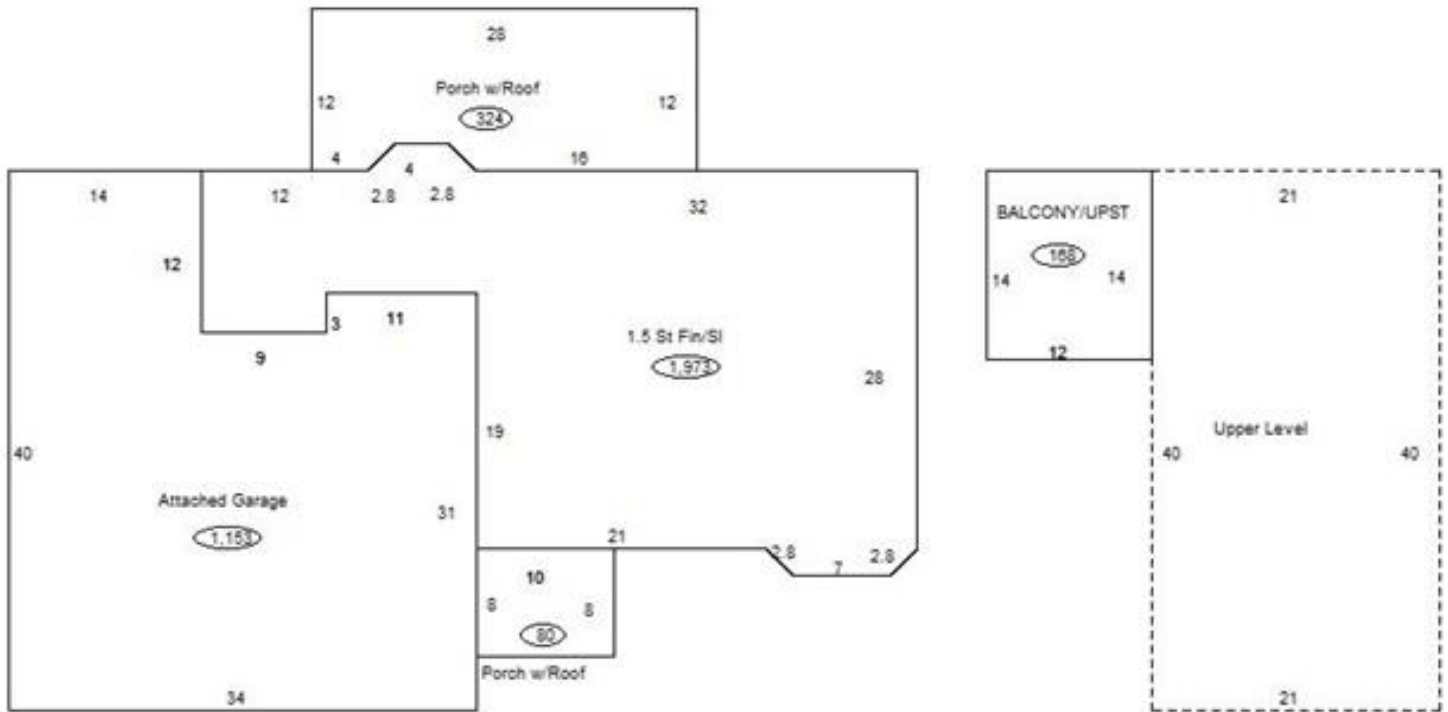
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76465	10x8		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	76466	324		324	23.20		7,517
BALW	BALCONY - WOOD	76470	14x12		168	26.56	80%	892
SHLT	ABOVE GROUND			1 2024	1	0.00		



Sketch Image

660031976



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	80	1.000	80
2	M	PRCH		13	SLBC	324	1.000	324
3	R	5	Slab	13	1.5 St Fin/SI	1,133	1.741	1,973
4	U	^UL	Overhang	13	Upper Level	840	1.000	840
5	G	1		13	Attached Garage	1,153	1.000	1,153
6	M	BALW		13	Balcony	168	1.000	168
Total Building Area						1,133		1,973



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	20x30x0			600	
	Qual	2	Cond 2	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (32.93 x 600)	19,758		19,758	1,383	18,375
	LT	LEAN-TO	10x30x0			300	
	Qual	2	Cond 2	Year 2022	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 300)	876		876		876
	LT	LEAN-TO	10x30x0			300	
	Qual	2	Cond 2	Year 2022	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 300)	876		876		876