



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660054377 Parcel ID 22N16E-19-2-00000-000-0000 Cadastral ID 19-22-16-00430 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 46924 POSEY, ALBERT H & JUDY K REVOCABLE TRUST 16033 S 4130 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16033 S 4130 RD Subdivision Lot/Block / Parcel Size 40.5 - Acres Sec/Twn/Rng 19 / 22 / 16 / 2 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37893714 -95.64624999																																																																																																																									
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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,294 / 2,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,294
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_00: 12/9/2022

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	104.55	Total Misc Impr	+ 15,432				
Roofing Adj	+ 4.56	Garage Cost	+ 18,988				
Subfloor Adj	+ -2.19	Total RCN	= 328,213				
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 85,335				
Plumbing Adj	+ 8.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 242,878				
Adj Base Cost	= 128.07	Lot Value	+ 242,878				
Total Area	x 2,294	Indicated Value	= 242,878				
Adjusted Cost	= 293,793	Value Per SqFt	105.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,878		
Lot Value			
Indicated Value	242,878	105.88	Per SqFt
Agland Value	6,767		
Site Improvements	34,862		
Total Value	527,385	229.90	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
PRCH	SLAB PORCH - COVERED	78261		306	306	25.97		7,947
PRCH	SLAB PORCH - COVERED	78262		10x7	70	26.71		1,870



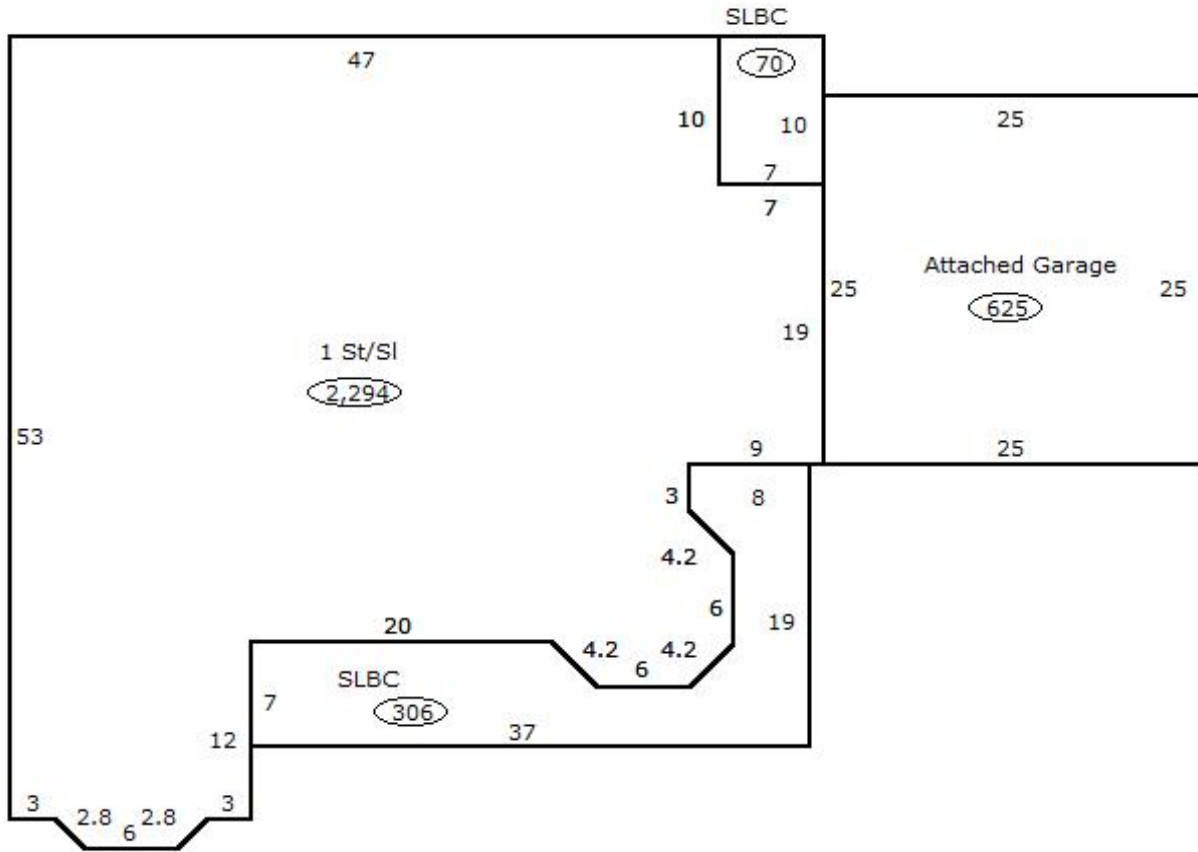
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,294	1.000	2,294
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	306	1.000	306
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						2,294		2,294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)	22,522		22,522	5,631	16,891
	QF	QUAN FAIR	0x0x0			3,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 3,200)	22,464		22,464	4,493	17,971
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			2.980	108	108	322	322
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			32.881	192	192	6,313	6,313
SO	SOGN SOILS	TMBR	15			3.948	27	27	107	107
SO	SOGN SOILS	NTV PST	15			.691	36	36	25	25
NTV PST Totals						40.500			6,767	6,767
Total Agland						40.500			6,767	6,767