



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 660055743 Parcel ID 22N16E-19-4-00000-000-0000 Cadastral ID 19-22-16-01610 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 335583 BREITE, MATT & HEATHER 10655 SAGEEYAH RD CLAREMORE OK 74017-0000 Parcel Location Situs 10655 E 450 RD Subdivision Lot/Block / Parcel Size 4.45 - Acres Sec/Twn/Rng 19 / 22 / 16 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36799666 -95.63783207																																																																																																																									
Legal Description N2 E2 E2 SW SE & W 30' S2 E2 E2 SW SE & LESS 1 AC M/L DESC AS: COMM SW/C SE ALG S/L 1019.99'; N00-00-51W 661.93' TO POB; N28 40-40E 111.06'; N02-55-06E 69.33'; N89-51-23E 243.21'; S00-00-06E 166 53'; S89-51-23W 300.04' TO POB.					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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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.45	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	198,450.00 x .48 = 96,222	
Factor Value		
Adjustments	1.0000	
Lot Value	96,222	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,777 / 2,666
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,777
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	884 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-06\IMG_00; 12/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	374,090	140.32	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.03	Total Misc Impr	+	37,555			
Roofing Adj	+ 3.68	Garage Cost	+	32,894			
Subfloor Adj	+ -2.36	Total RCN	=	412,230			
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	107,180			
Plumbing Adj	+ 8.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	305,050			
Adj Base Cost	= 128.20	Lot Value	+	96,222			
Total Area	x 2,666	Indicated Value	=	401,272			
Adjusted Cost	= 341,781	Value Per SqFt		150.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	305,050		
Lot Value	96,222		
Indicated Value	401,272	150.51	Per SqFt
Agland Value			
Site Improvements	21,396		
Total Value	422,668	158.54	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	6,429.63		6,430
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EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	78553		111	111	32.24		3,579
PRCH	SLAB PORCH - COVERED	78554	14x5		70	29.31		2,052
PRCH	SLAB PORCH - COVERED	78555	695		695	27.43		19,064



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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 2010	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 720)	22,522	22,522	1,126	21,396