



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 660057456 Parcel ID 22N16E-31-4-00000-000-0000 Cadastral ID 31-22-16-00610 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 258645 NORDBERG, DARON REVOCABLE TRUST 18706 S HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 18706 S HWY 88 Subdivision Lot/Block / Parcel Size 1.02 - Acres Sec/Twn/Rng 31 / 22 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>660057456_002.JPG 10/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.34022352 -95.63317907 TR IN NE SE, BEG 31.5' W SE/C NE SE, N 117.80', N 11-14 W 97.59', W 189.55', S 213.50' E 208.70' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0057		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,808.00 x .88 = 38,442		
Factor Value			
Adjustments	1.0000		
Lot Value	38,442		



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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	100% Frame, Siding, Wood
Base/Total Area	1,866 / 3,279
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,866
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	320,504	97.74	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	75.20	Total Misc Impr	+ 11,121				
Roofing Adj	+ 2.40	Garage Cost	+ 14,346				
Subfloor Adj	+ -0.69	Total RCN	= 329,332				
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 125,146				
Plumbing Adj	+ 4.29	Lump Sums	+ 3,377				
Basement Adj	+ 0.00	RCNLD	= 207,563				
Adj Base Cost	= 92.67	Lot Value	+ 38,442				
Total Area	x 3,279	Indicated Value	= 246,005				
Adjusted Cost	= 303,865	Value Per SqFt	75.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,563		
Lot Value	38,442		
Indicated Value	246,005	75.02	Per SqFt
Agland Value			
Site Improvements	36,334		
Total Value	282,339	86.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	5,095.98		5,096
WODO	Wood Deck - Open	79163	22x19		418	16.05	75%	1,677
PATO	Patio - Open	79164	22x12		264	8.97		2,368
PRCH	Porch	79168	5x5		25	24.19		605
PRCH	Porch	176053	16x8		128	23.84		3,052
BALW	Balcony - Wood	176054	16x4		64	26.56		1,700



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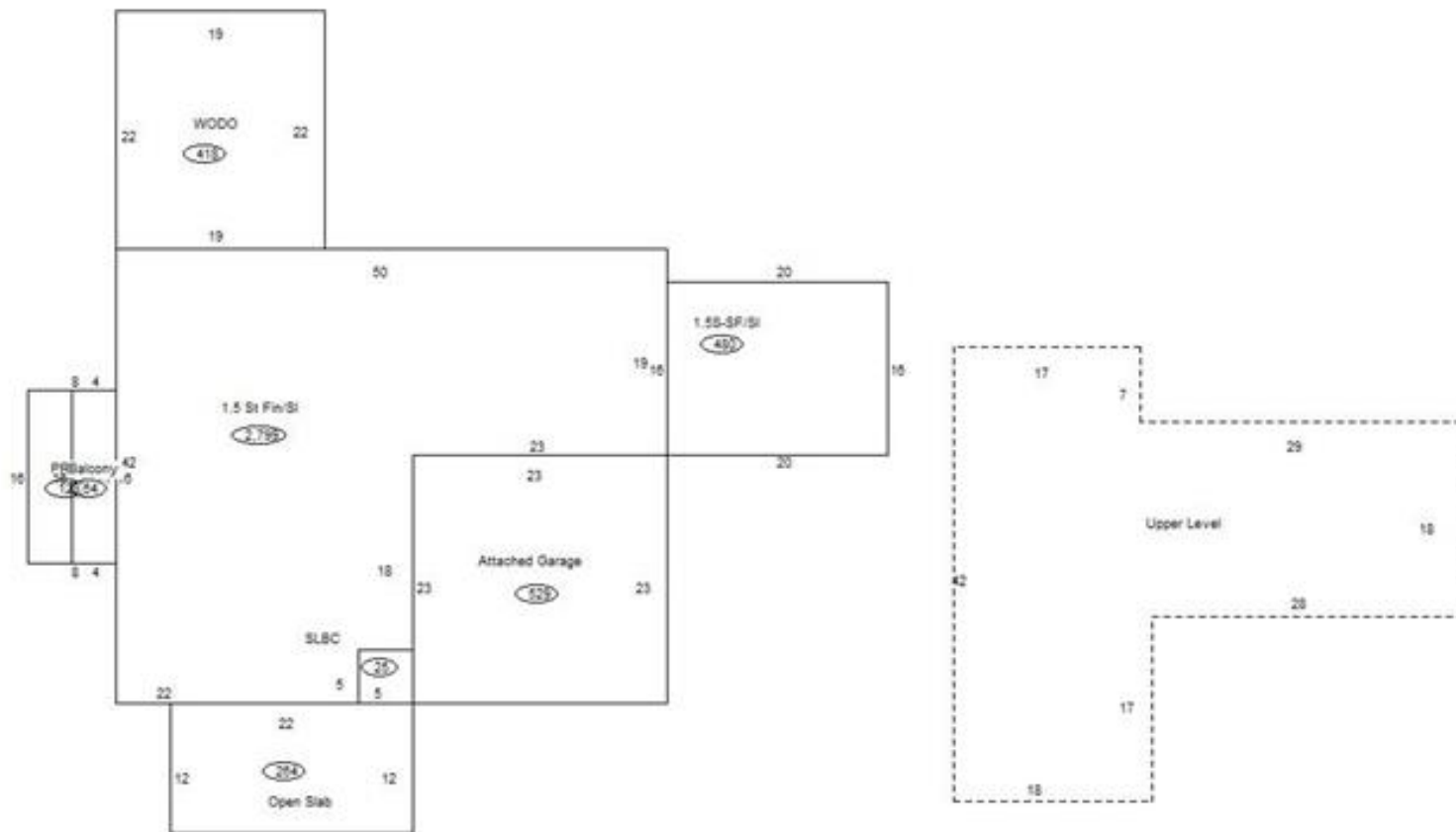
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		13	WODO	418	1.000	418
2	M	PATO		13	Open Slab	264	1.000	264
3	R	5	Slab	13	1.5 St Fin/SI	1,546	1.810	2,799
4	G	1	Slab	13	Attached Garage	529	1.000	529
5	U	^UL	Overhang	13	Upper Level	1,253	1.000	1,253
6	M	PRCH		13	SLBC	25	1.000	25
7	R	5	Slab	13	1.5S-SF/SI	320	1.500	480
8	M	PRCH		13	PRCH	128	1.000	128
9	M	BALW		13	Balcony	64	1.000	64
Total Building Area						1,866		3,279



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.48 x 1,200)		37,776		37,776	3,778	33,998
	LT	LEAN-TO	20x40x0			800	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 800)		2,336		2,336		2,336