



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660063231 <b>Parcel ID</b> 000000-00-0-00829-001-0001 <b>Cadastral ID</b> 34-21-16-03160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 313292 MCGONIGAL, TROY II & MENOMONIE  14296 E OAK DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14296 E OAK DR <b>Subdivision</b> TIMBER VIEW <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25244798 -95.58013192																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9821	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,780.00 x 1.31 = 56,042	
Factor Value		
Adjustments	1.0000	
Lot Value	56,042	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,755
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	256,924 146.40 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	206,090 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.71	Total Misc Impr	+ 14,664				
Roofing Adj	+ 4.72	Garage Cost	+ 15,015				
Subfloor Adj	+ -2.37	Total RCN	= 255,249				
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	- 35,735				
Plumbing Adj	+ 8.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 219,514				
Adj Base Cost	= 128.53	Lot Value	+ 56,042				
Total Area	x 1,755	Indicated Value	= 275,556				
Adjusted Cost	= 225,570	Value Per SqFt	157.01				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	219,514
Lot Value	56,042
Indicated Value	275,556 157.01 Per SqFt
Agland Value	
Site Improvements	28,500
Total Value	304,056 173.25 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	81039	22x13		286	26.03		7,445
PRCH	SLAB PORCH - COVERED	81040	10x6		60	26.74		1,604



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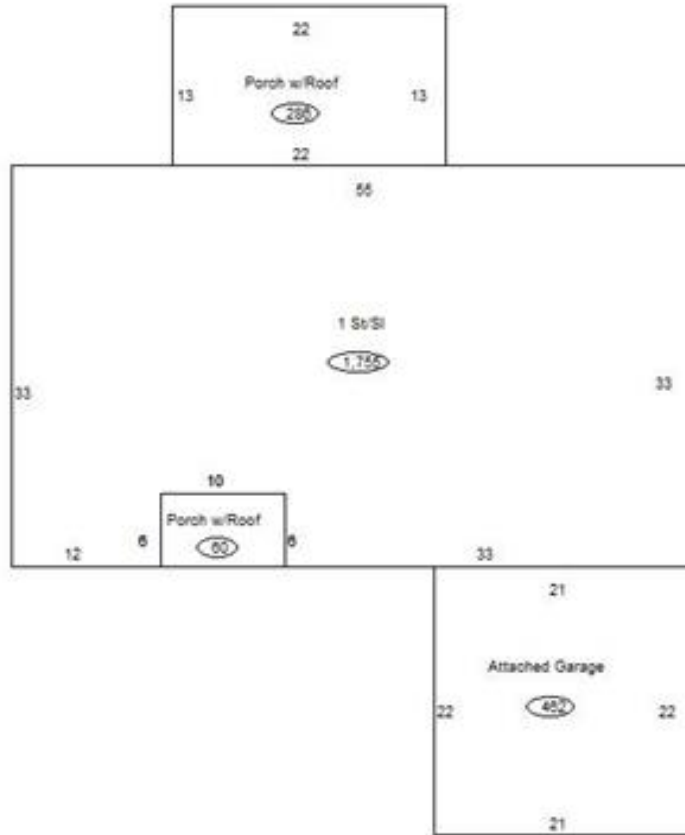
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Sketch Image

660063231



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,755	1.000	1,755
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	286	1.000	286
4	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						1,755		1,755



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2023	Eff Age	1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				