



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	660064484													
Parcel ID	22N15E-25-4-00000-000-0000													
Cadastral ID	25-22-15-00260													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	263879													
DONER, RONALD L &														
HOLLY S														
8731 E 456 RD														
CLAREMORE OK 74017-1389														
Parcel Location														
Situs	08731 E 456 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	25 / 22 / 15 / 4													
Neighborhood	6080 - UNPLATTED													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.35717003 -95.65746988														
Building Permits														
N2 NW SE														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1032/730	BORCHARDT, FRED C	07/22/1996	58,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	3,248	3,248	11%	Assessed	26,687	2,887.04						
Year Frozen	0	Improvements	259,499	239,367		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-94.00						
TIF Project ID	0	Total Value	262,747	242,615		Total Taxable	25,687	2,793.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660064484	DONER, RONALD L &	10	258,409	1000	24,910	2,709.00							
2024	2024-660064484	DONER, RONALD L &	10	244,072	1000	24,156	2,543.00							
2023	2023-660064484	DONER, RONALD L &	10	253,301	1000	23,423	2,450.00							
2022	2022-660064484	DONER, RONALD L &	10	254,008	1000	22,712	2,365.00							
2021	2021-660064484	DONER, RONALD L &	10	211,055	1000	22,021	2,309.00							
2020	2020-660064484	DONER, RONALD L &	10	209,140	1000	21,351	2,273.00							
2019	2019-660064484	DONER, RONALD L &	10	197,272	1000	20,700	2,162.00							
2018	2018-660064484	DONER, RONALD L &	10	191,199	1000	19,163	2,072.00							
2017	2017-660064484	DONER, RONALD L &	10	189,295	1000	18,577	2,125.00							
2016	2016-660064484	DONER, RONALD L &	10	183,801	1000	18,007	1,879.00							
2015	2015-660064484	DONER, RONALD L &	10	178,805	1000	17,453	1,723.00							
2014	2014-660064484	DONER, RONALD L &	10	183,638	1000	16,915	1,667.00							
2013	2013-660064484	DONER, RONALD L &	10	171,479	1000	16,393	1,563.00							



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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% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,426 / 2,172
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

Cost Approach		Manual : 01/2025	
Base Cost	89.87	Total Misc Impr	+ 22,502
Roofing Adj	+ 3.31	Garage Cost	+ 15,527
Subfloor Adj	+ -1.57	Total RCN	= 279,968
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 53,194
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 226,774
Adj Base Cost	= 111.39	Lot Value	+ 226,774
Total Area	x 2,172	Indicated Value	= 226,774
Adjusted Cost	= 241,939	Value Per SqFt	104.41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	226,774
Lot Value	
Indicated Value	226,774
Agland Value	3,248
Site Improvements	32,725
Total Value	262,747

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	81394		272	272	26.08		7,094
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	81396	19x12		228	28.98		6,607
PRCH	SLAB PORCH - COVERED	81397	15x8		120	26.55		3,186



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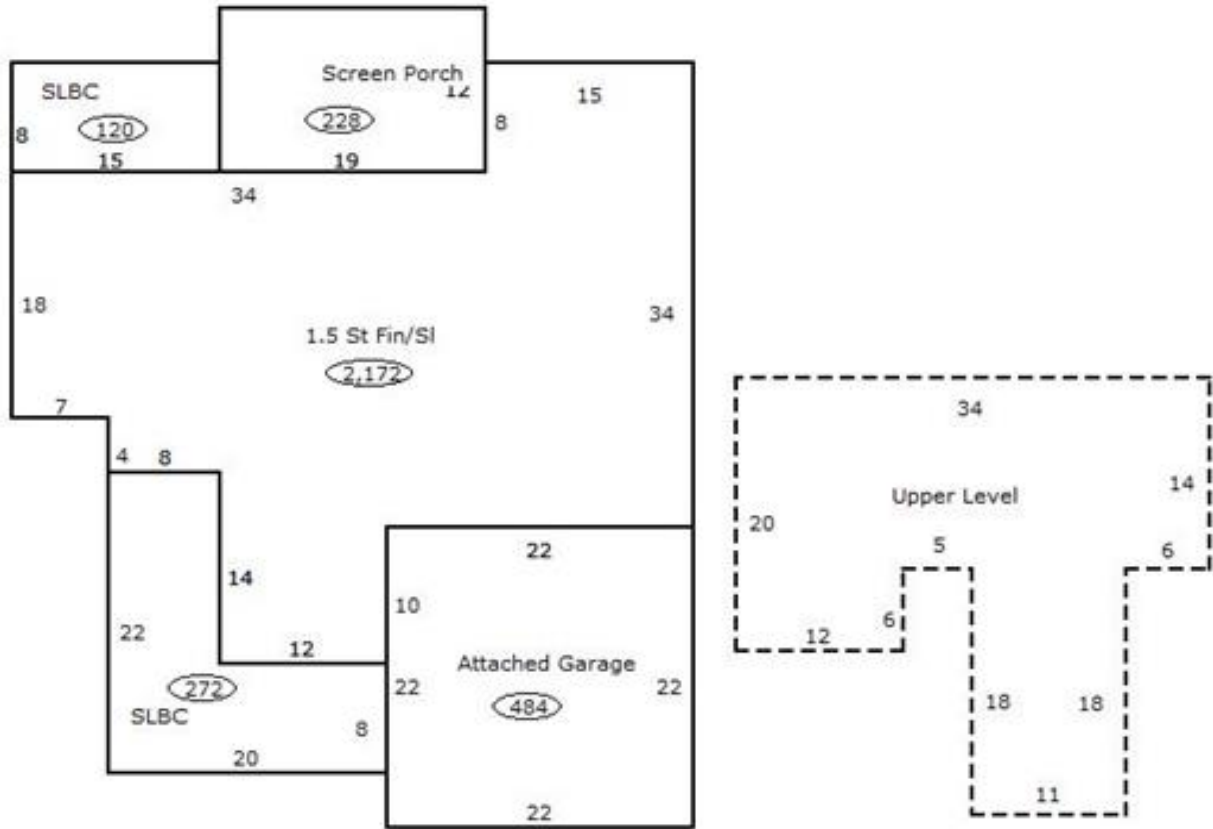
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,426	1.523	2,172
2	M	PRCH		13	SLBC	272	1.000	272
3	G	1		13	Attached Garage	484	1.000	484
4	M	EPKS		13	Screen Porch	228	1.000	228
5	M	PRCH		13	SLBC	120	1.000	120
6	U	^UL	Overhang	13	Upper Level	746	1.000	746
Total Building Area						1,426		2,172



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	40x58x0			2,320
	Qual 3	Cond 3	Year 2018	Eff Age	6	
	Valuation Summary		Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
Base Cost (10.48 x 2,320)		24,314		24,314	5,835	18,479
	LT	LEAN-TO	6x58x0			348
	Qual 3	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 348)		1,016		1,016		1,016
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (9.80 x 1,500)		14,700		14,700	1,470	13,230



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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
OS	OSAGE CLAY	IMP PST	58			20.000	162	162	3,248	3,248
IMP PST Totals						20.000			3,248	3,248
Total Agland						20.000			3,248	3,248