



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 660065482 Parcel ID 22N15E-25-4-00000-000-0000 Cadastral ID 25-22-15-00280 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 305145 FREEMAN, RANDALL G & LAYLA 8942 E 456 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08942 E 456 RD Subdivision Lot/Block / Parcel Size 14.5 - Acres Sec/Twn/Rng 25 / 22 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																					
Legal Description Lat/Long: 36.35535510 -95.65233477 E 957.16' S2 NE SE																																																																					
Exemptions					Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660065482	FREEMAN, RANDALL G &	10	650,693	0	60,511	6,546.00																																																														
2024	2024-660065482	FREEMAN, RANDALL G &	10	666,476	0	57,630	6,035.00																																																														
2023	2023-660065482	FREEMAN, RANDALL G &	10	498,958	0	54,885	5,708.00																																																														
2022	2022-660065482	FREEMAN, RANDALL G &	10	496,816	0	54,650	5,657.00																																																														
2021	2021-660065482	FREEMAN, RANDALL G &	10	477,671	0	52,544	5,478.00																																																														
2020	2020-660065482	FREEMAN, RANDALL G &	10	474,030	0	52,143	5,515.00																																																														
2019	2019-660065482	FREEMAN, RANDALL G &	10	454,710	0	50,018	5,191.00																																																														
2018	2018-660065482	FREEMAN, RANDALL G &	10	466,700	0	51,337	5,513.00																																																														
2017	2017-660065482	FREEMAN, RANDALL G &	10	437,562	0	48,132	5,473.00																																																														
2016	2016-660065482	FREEMAN, RANDALL G &	10	429,592	0	47,255	4,893.00																																																														
2015	2015-660065482	FREEMAN, RANDALL G &	10	422,513	0	46,476	4,553.00																																																														
2014	2014-660065482	FREEMAN, RANDALL G &	10	426,570	0	46,923	4,591.00																																																														
2013	2013-660065482	FREEMAN, RANDALL G &	10	374,207	0	41,163	3,895.00																																																														



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 14.5 Non-Ag Acres 14.1788 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 617,629.00 x .38 = 235,383 Factor Value Adjustments 1.0000 Lot Value 235,383		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,687 / 3,374
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	537,866	159.41	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.15	Total Misc Impr	+ 49,674				
Roofing Adj	+ 3.13	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 442,812				
Heat/Cool Adj	+ 16.31	Depreciation (28%)	- 123,987				
Plumbing Adj	+ 5.93	Lump Sums	+ 3,495				
Basement Adj	+ 0.00	RCNLD	= 322,320				
Adj Base Cost	= 116.52	Lot Value	+ 235,383				
Total Area	x 3,374	Indicated Value	= 557,703				
Adjusted Cost	= 393,138	Value Per SqFt	165.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,320		
Lot Value	235,383		
Indicated Value	557,703	165.29	Per SqFt
Agland Value			
Site Improvements	163,157		
Total Value	720,860	213.65	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	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	1	0.00		
PRCH	SLAB PORCH - COVERED	81688	500		500	31.31		15,655
EPSW	ENCLOSED PORCH - SOLID WALL	81689	21x11		231	84.55		19,531
WODO	WOOD DECK - OPEN	81690	14x8		112	33.20	6%	3,495



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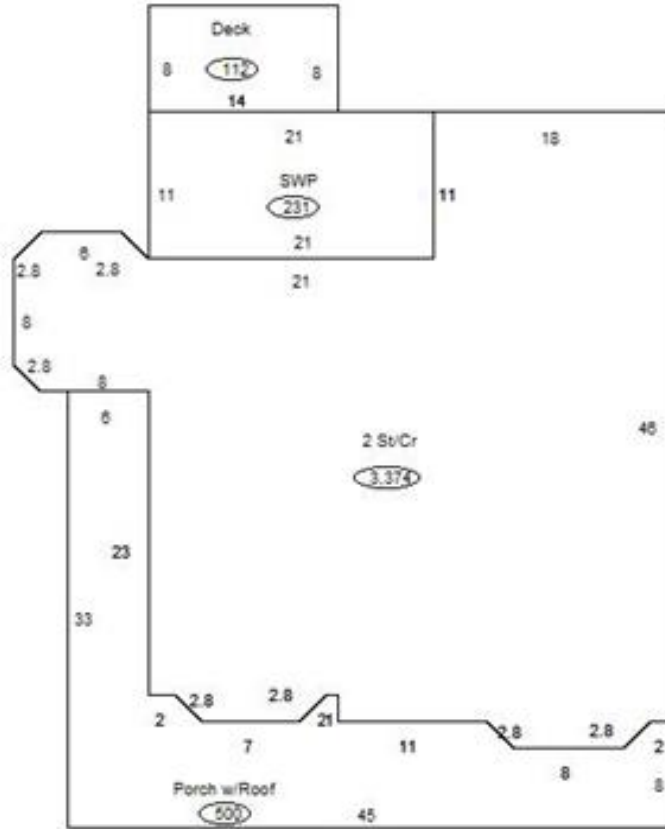
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,687	2.000	3,374
2	M	PRCH		13	SLBC	500	1.000	500
3	M	EPSW		13	EPSW	231	1.000	231
4	M	WODO		13	WODO	112	1.000	112
Total Building Area						1,687		3,374



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual	Cond	Year	2017	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (31.07 x 1,600)	49,712		49,712	49,712
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual	0	Cond	Year	2013	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (28.37 x 2,400)	68,088		68,088	68,088
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300		36,300	34,485
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 600)	9,600		9,600	9,120
	LT	LEAN-TO	15x40x0			600
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 600)	1,752		1,752	1,752