




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660071602 Parcel ID 22N15E-21-1-00000-000-0000 Cadastral ID 21-22-15-00110 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 326505 SMAY, RANDAL G & SUSAN R 16520 S 4100 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16520 S 4100 RD Subdivision Lot/Block / Parcel Size 32.64 - Acres Sec/Twn/Rng 21 / 22 / 15 / 1 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\C\Users\MRF\Pictures\2013-04-11\Removable storage\D& 4/11/2013</p>																																																																																																																				
Legal Description Lat/Long: 36.37098939 -95.70750279 BEG AT PT 1317.10' W AND 1980' S OF NE/C OF SEC 21; TH E 324' TH S 660'; TH E 309.84'; TH S 699.56'; TH E 393.03'; TH S 183.35' TH S 67' 47-04 E 269.13'; TH S ALG E/L TO THE SE/C OF NE SE ; TH W ALG S/L OF NE SE TH SW/C THEREOF; TH N TO POB																																																																																																																									
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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	100% Frame, Siding, Wood
Base/Total Area	3,280 / 5,654
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,280
Fixture/RghIn	28 /
Bed/F/H Bath	6 / 7.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

Cost Approach		Manual : 01/2025	
Base Cost	73.29	Total Misc Impr	+ 0
Roofing Adj	+ 2.34	Garage Cost	+ 0
Subfloor Adj	+ -1.13	Total RCN	= 530,911
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 58,400
Plumbing Adj	+ 6.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 472,511
Adj Base Cost	= 93.90	Lot Value	+ 0
Total Area	x 5,654	Indicated Value	= 472,511
Adjusted Cost	= 530,911	Value Per SqFt	83.57

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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	472,511		
Lot Value			
Indicated Value	472,511	83.57	Per SqFt
Agland Value	1,815		
Site Improvements	77,902		
Total Value	552,228	97.67	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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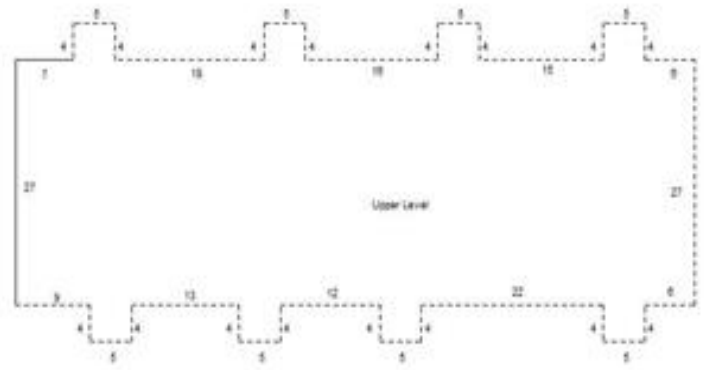
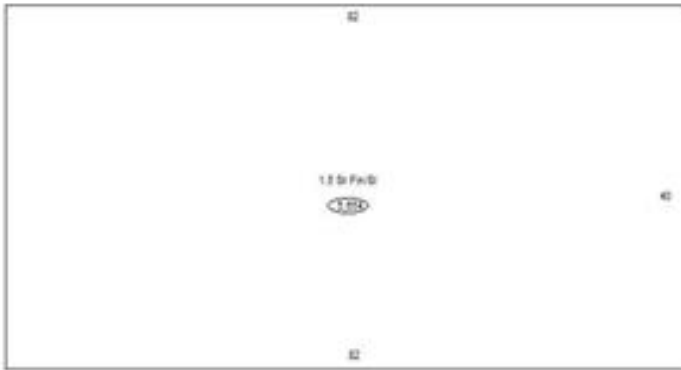
Date 04/17/2026

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Sketch Image

660071602



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/Sl	3,280	1.724	5,654
2	U	^UL		13	Upper Level	2,374	1.000	2,374
Total Building Area						3,280		5,654



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (30,000.00 x 1)		30,000		30,000		30,000
GRDT		GARAGE - DETACHED	24x50x0			1,200
Qual	3	Cond 3	Year	2018	Eff Age 6	
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (27.24 x 1,200)		32,688		32,688 3,596		29,092
GRDT		GARAGE - DETACHED	22x30x0			660
Qual	3	Cond 3	Year	2018	Eff Age 6	
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (27.58 x 660)		18,203		18,203 2,002		16,201
BARN		BARN	18x45x0			810
Qual	3	Cond 3	Year		Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (12.32 x 810)		9,979		9,979 7,983		1,996
LF		LOAFING SHED	12x12x0			144
Qual	3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.26 x 144)		613		613		613



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography	1							
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	1 - Low							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,450 / 1,450							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,450							
Fixture/RghIn	7 /							
Bed/F/H Bath	2 / 1.0 / 1.0							
Basement Area								
Garage Type	550 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2014 / 9							
Cost Approach		Manual : 01/2025						
Base Cost	74.02	Total Misc Impr	+	0				
Roofing Adj	+ 3.53	Garage Cost	+	11,567				
Subfloor Adj	+ 0.00	Total RCN	=	145,388				
Heat/Cool Adj	+ 9.48	Depreciation (11%)	-	15,993				
Plumbing Adj	+ 5.26	Lump Sums	+	5,412				
Basement Adj	+ 0.00	RCNLD	=	134,807				
Adj Base Cost	= 92.29	Lot Value	+					
Total Area	x 1,450	Indicated Value	=	134,807				
Adjusted Cost	= 133,821	Value Per SqFt		92.97				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code		1 Test						
Adusted R		0.8445						
Indicated Value		154,198		106.34 Per SqFt				
Direct Comparables								
Selection Model		1 Res						
Adjustment Model		A2 AO Test						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements		134,807						
Lot Value								
Indicated Value		134,807		92.97 Per SqFt				
Agland Value								
Site Improvements								
Total Value		134,807		92.97 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
	WODO WOOD DECK - OPEN	140537	20x20		400	13.53		5,412



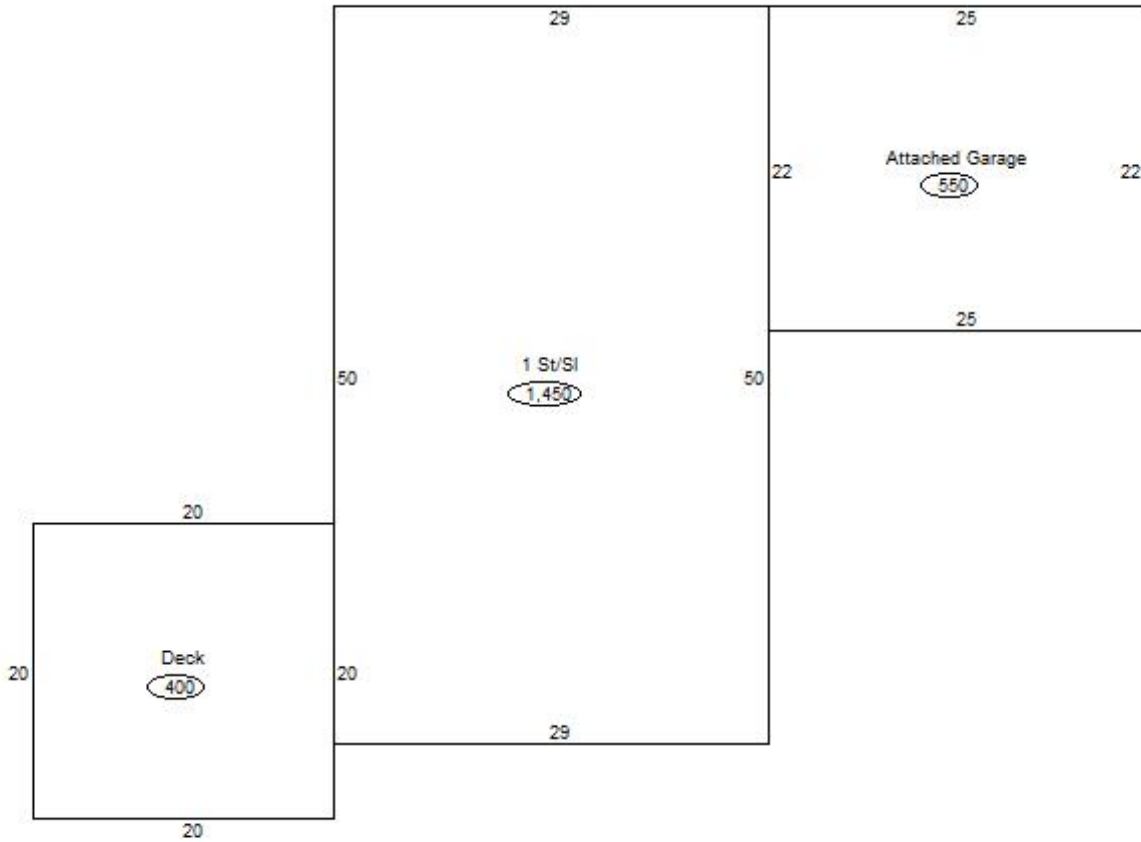
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Sketch Image

660071602



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,450	1.000	1,450
2	G	1		13	Attached Garage	550	1.000	550
3	M	WODO		13	WODO	400	1.000	400
Total Building Area						1,450		1,450



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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
RS	ROUGH STONY LAND	TMBR	20		0	18.130	36	36	653	653
TMBR Totals						18.130			653	653
RS	ROUGH STONY LAND	IMP PST	20		0	8.210	56	56	460	460
SO	SOGN SOILS	IMP PST	15		0	3.300	42	42	139	139
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	3.000	188	188	563	563
IMP PST Totals						14.510			1,162	1,162
Total Agland						32.640			1,815	1,815