



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:25:50
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Assessment Data					Primary Image																																																																																																																				
Account 660072189 Parcel ID 000000-00-0-00586-002-0022 Cadastral ID 31-22-17-04340 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 259332 STRAUB, MICHAEL J & RACHEL D 16274 E DAKOTA RD CLAREMORE OK 74017-0000 Parcel Location Situs 16274 E DAKOTA RD Subdivision PEPPER RIDGE Lot/Block 0022 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 17 / 5 Neighborhood 1131 - R-V01,2-NE OOLOGAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1131 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9688	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	85,760.00 x .76 = 65,096	
Factor Value		
Adjustments	1.0000	
Lot Value	65,096	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	2,040 / 2,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,040
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,057	149.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	197,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,767		
Lot Value	65,096		
Indicated Value	327,863	160.72	Per SqFt
Agland Value			
Site Improvements	4,020		
Total Value	331,883	162.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.05	Total Misc Impr	+	19,268			
Roofing Adj	+ 6.04	Garage Cost	+	33,788			
Subfloor Adj	+ -4.62	Total RCN	=	336,881			
Heat/Cool Adj	+ 16.31	Depreciation (22%)	-	74,114			
Plumbing Adj	+ 12.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	262,767			
Adj Base Cost	= 139.13	Lot Value	+	65,096			
Total Area	x 2,040	Indicated Value	=	327,863			
Adjusted Cost	= 283,825	Value Per SqFt		160.72			

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
PRCH	SLAB PORCH - COVERED	85675	27x5		135	32.66		4,409
PRCH	SLAB PORCH - COVERED	85676	237		237	32.13		7,615



Rogers

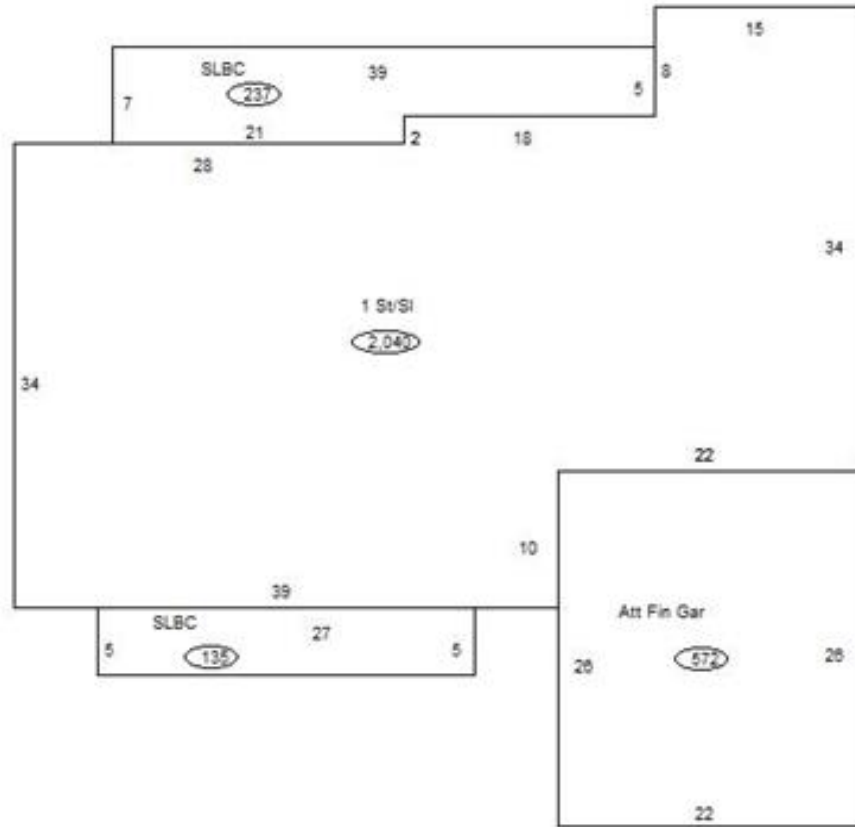
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,040	1.000	2,040
2	G	5	Slab	13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	237	1.000	237
Total Building Area						2,040		2,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	30x12x8	Plank	Composition Shingle	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (20.68 x 360)	7,445		7,445	3,425	4,020