



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:32:12
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Assessment Data					Primary Image																																																																																																															
Account 660088370 Parcel ID 22N16E-30-2-00000-000-0000 Cadastral ID 30-22-16-01510 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 343873 PARKHURST, SHAWN PAUL & WENDY JOANNE-TRUSTEES PARKHURST FAMILY REVOC LIV TRUST 10434 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10434 E 450 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 30 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.36453596 -95.64208788 E 225.35' N 580' NE/4 NW/4																																																																																																																				
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	3		
Non-Ag Acres	2.9144		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	126,950.00 x .52 = 65,465		
Factor Value			
Adjustments	1.7727		
Lot Value	116,052		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,835 / 2,944
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,835
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	452,752	153.79	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.16	Total Misc Impr	+ 23,328				
Roofing Adj	+ 3.84	Garage Cost	+ 26,158				
Subfloor Adj	+ -2.94	Total RCN	= 426,082				
Heat/Cool Adj	+ 16.31	Depreciation (16%)	- 68,173				
Plumbing Adj	+ 8.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 357,909				
Adj Base Cost	= 127.92	Lot Value	+ 116,052				
Total Area	x 2,944	Indicated Value	= 473,961				
Adjusted Cost	= 376,596	Value Per SqFt	160.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,909		
Lot Value	116,052		
Indicated Value	473,961	160.99	Per SqFt
Agland Value			
Site Improvements	58,152		
Total Value	532,113	180.74	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
PRCH	SLAB PORCH - COVERED	107977	10x7		70	32.97		2,308
PATO	SLAB PORCH - OPEN	107978	384		384	10.84		4,163
PRCH	SLAB PORCH - COVERED	107979	6x3		18	33.14		597
ODRK	Outdoor Kitchen			1	1	4,820.00		4,820
ODFP	Outdoor Fireplace/Firepit			1	1	4,196.11		4,196



Rogers

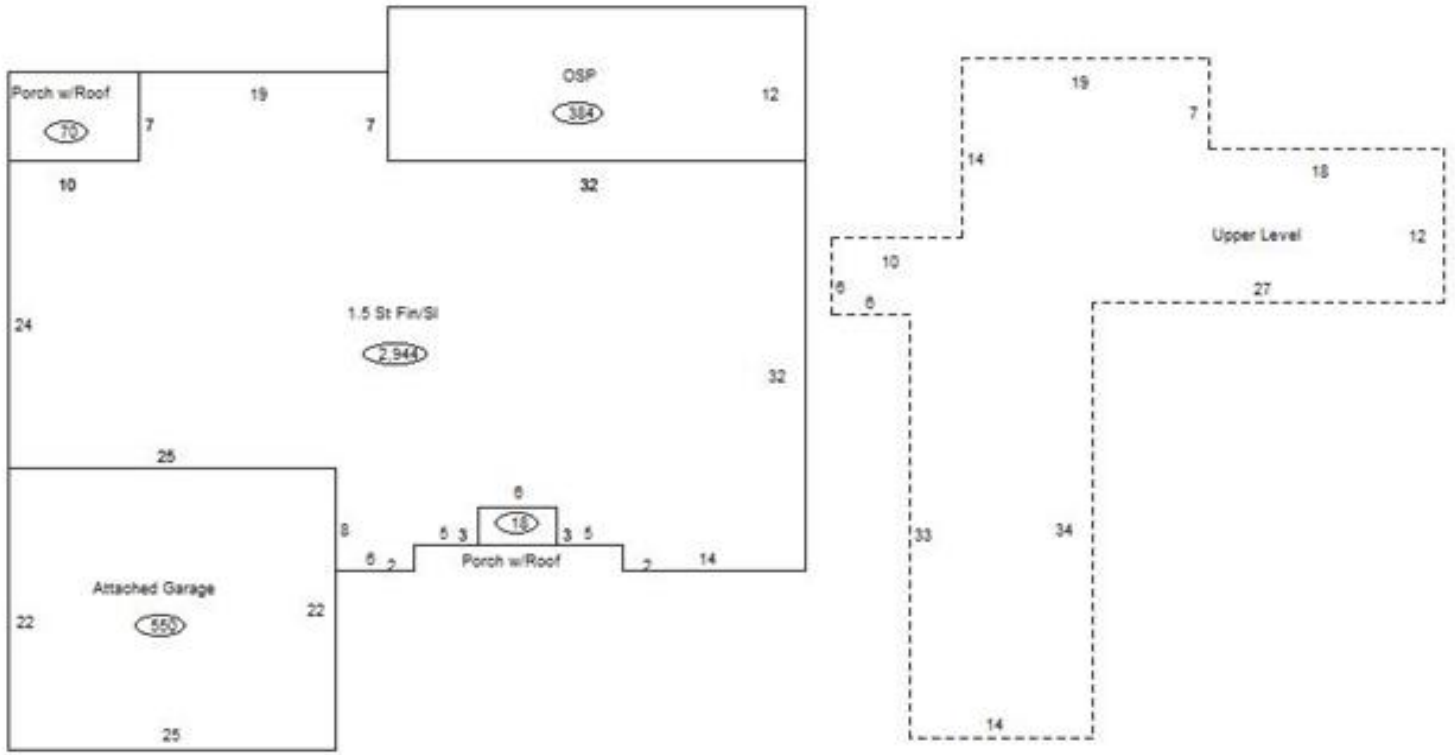
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,835	1.604	2,944
2	U	^UL	Overhang	13	Upper Level	1,109	1.000	1,109
3	G	1		13	Attached Garage	550	1.000	550
4	M	PRCH		13	SLBC	70	1.000	70
5	M	PATO		13	Open Slab	384	1.000	384
6	M	PRCH		13	SLBC	18	1.000	18
Total Building Area						1,835		2,944



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2023	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
	UTIL	SHOP BUILDING	0x0x0			900
	Qual	2	Cond 3	Year 2007	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 900)		28,152		28,152	28,152