



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	660089954				<p>08/05/2022</p> <p>\\\\tsclient\\T\\TOMMY DUNLAP\\New folder (90)\\IMG_0003.JPG 8/5/2022</p>				
Parcel ID	22N15E-27-1-00000-000-0000								
Cadastral ID	27-22-15-00650								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	348622								
DAVIS, ROGER L & DIANA									
7355 E 453 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	07355 E 453 RD								
Subdivision									
Lot/Block	/	Parcel Size	26.83 - Acres						
Sec/Twn/Rng	27 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36198982 -95.69812928									
COMM AT NW/C S/2 NE/4 NW/4; TH S00-02-40W 90' TO POB; TH N89 53-31E 1168.5'; TH S23-58-03E 131'; TH S09-16-24E 318.16'; TH TAN S56-49- 21W ON CURVE L RAD 325 CENT ANG 22-41-57 128.76'; TH S34-07-24W 334.21' TO CURVE TH ALG CURVE TO R HAVING RAD 570' W/ CENT ANG 42-									
Building Permits									
Number	Description	Opened	Closed	Amount					
R26 010	NEW POOL	02/2026		72,471					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BARRICKS, EDWARD EUGENE &	10/13/2025	935,000	21					
2702/844	BARRICKS, EDWARD E &	04/05/2018	0	4					
1890/202	BEGLEY, CLAYTON MARK-EDWARD	08/07/2007	180,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2026	Land Value	2,048	2,048	11%	225	Assessed	62,051 6,712.77	
Year Frozen	2019	Improvements	562,058	562,058		61,826	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	564,106	564,106		62,051	Total Taxable	61,051 6,619.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660089954	BARRICKS, EDWARD EUGENE &	10	516,864	1000	45,061	4,888.00		
2024	2024-660089954	BARRICKS, EDWARD EUGENE &	10	493,698	1000	45,062	4,733.00		
2023	2023-660089954	BARRICKS, EDWARD EUGENE &	10	508,158	1000	45,062	4,700.00		
2022	2022-660089954	BARRICKS, EDWARD EUGENE &	10	488,964	1000	42,450	4,408.00		
2021	2021-660089954	BARRICKS, EDWARD EUGENE &	10	428,415	1000	42,450	4,439.00		
2020	2020-660089954	BARRICKS, EDWARD EUGENE &	10	420,367	1000	42,450	4,504.00		
2019	2019-660089954	BARRICKS, EDWARD EUGENE &	10	400,396	1000	42,450	4,419.00		
2018	2018-660089954	BARRICKS, EDWARD EUGENE &	10	412,753	1000	41,184	4,437.00		
2017	2017-660089954	BARRICKS, EDWARD E &	10	408,597	1000	39,955	4,556.00		
2016	2016-660089954	BARRICKS, EDWARD E &	10	396,819	1000	38,763	4,028.00		
2015	2015-660089954	BARRICKS, EDWARD E &	10	382,894	1000	37,605	3,697.00		
2014	2014-660089954	BARRICKS, EDWARD E &	10	378,446	1000	36,209	3,554.00		
2013	2013-660089954	BARRICKS, EDWARD E &	10	349,029	1000	35,125	3,335.00		



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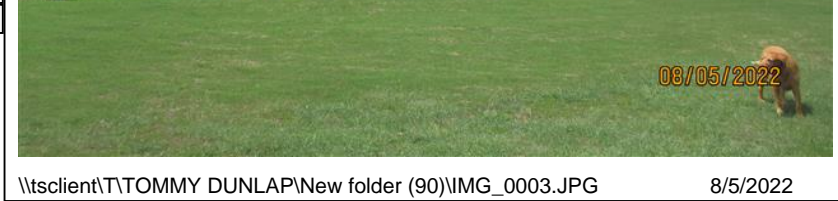
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,917 / 3,419
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,917
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,347 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 12



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	111.15	Total Misc Impr	+ 34,218				
Roofing Adj	+ 5.48	Garage Cost	+ 69,249				
Subfloor Adj	+ -3.73	Total RCN	= 581,067				
Heat/Cool Adj	+ 18.45	Depreciation (12%)	- 69,728				
Plumbing Adj	+ 8.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 511,339				
Adj Base Cost	= 139.69	Lot Value	+ 511,339				
Total Area	x 3,419	Indicated Value	= 511,339				
Adjusted Cost	= 477,600	Value Per SqFt	149.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	511,339		
Lot Value			
Indicated Value	511,339	149.56	Per SqFt
Agland Value	2,048		
Site Improvements	50,719		
Total Value	564,106	164.99	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	109654	284		284	35.99		10,221
PRCH	SLAB PORCH - COVERED	109655	18x12		216	36.23		7,826
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	109656	14x12		168	40.37		6,782
PRCH	SLAB PORCH - COVERED	109657	8x4		32	37.23		1,191



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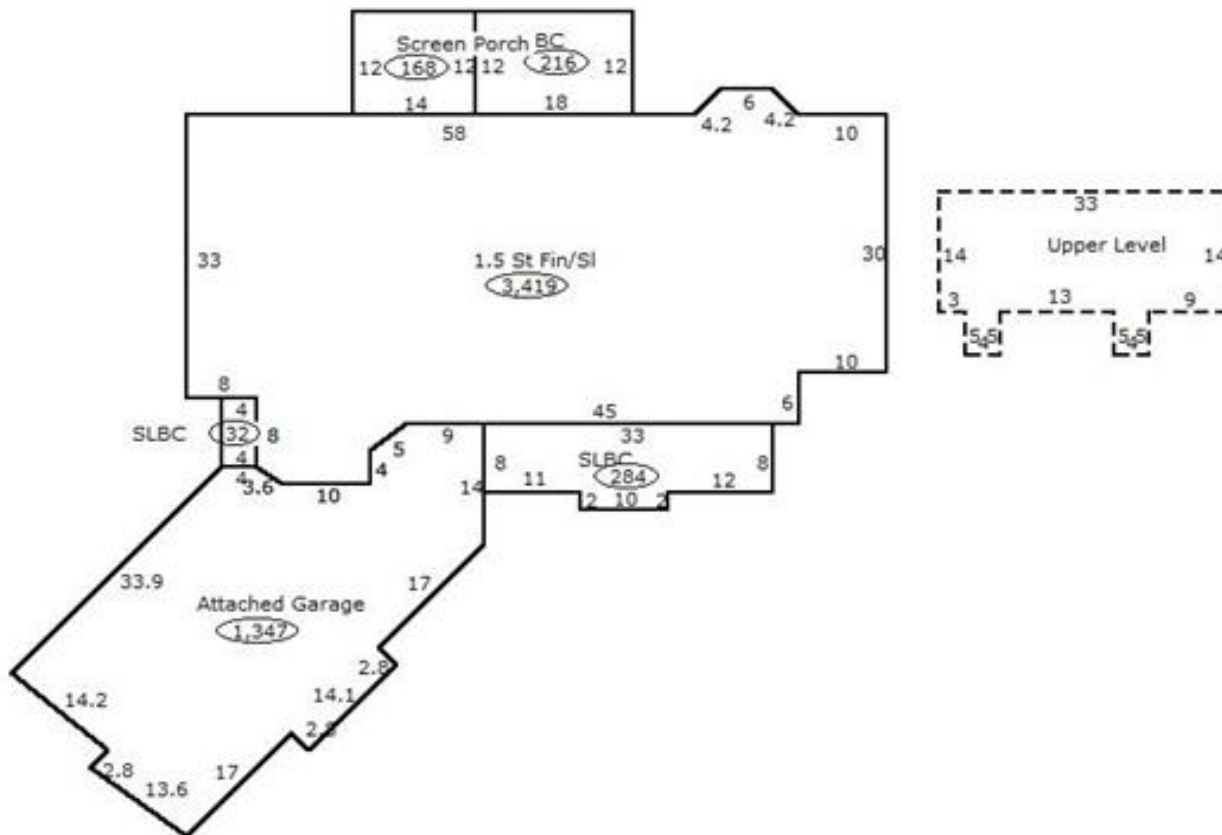
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,917	1.172	3,419
2	G	1		20	Attached Garage	1,347	1.000	1,347
3	U	^UL	Overhang	20	Upper Level	502	1.000	502
4	M	PRCH		20	SLBC	284	1.000	284
5	M	PRCH		20	SLBC	216	1.000	216
6	M	EPKS		20	Screen Porch	168	1.000	168
7	M	PRCH		20	SLBC	32	1.000	32
Total Building Area						2,917		3,419



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SV	SWIM VINYL		0x0x0		1		
	Qual	3	Cond	3	Year	2022	Eff Age	3
						0		
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD		
Base Cost (25,000.00 x 1)		25,000			25,000	3,750	21,250	
	UTIL	SHOP BUILDING		16x20x0		320		
	Qual	2	Cond	3	Year	2014	Eff Age	9
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (29.97 x 320)		9,590			9,590		9,590	
	BARN	BARN		0x0x0		1,872		
	Qual	3	Cond	3	Year	2010	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (9.29 x 1,872)		17,391			17,391		17,391	
	LT	LEAN-TO		12x36x0		432		
	Qual	3	Cond	3	Year	2010	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (2.92 x 432)		1,261			1,261		1,261	
	LF	LOAFING SHED		0x0x0		288		
	Qual	3	Cond	3	Year	2010	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (4.26 x 288)		1,227			1,227		1,227	



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			10.480	108	108	1,132	1,132
NTV PST Totals						10.480			1,132	1,132
RS	ROUGH STONY LAND	IMP PST	20			16.350	56	56	916	916
IMP PST Totals						16.350			916	916
Total Agland						26.830			2,048	2,048