



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:42:02  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660090158 <b>Parcel ID</b> 000000-00-0-00164-003-0001 <b>Cadastral ID</b> 35-23-14-01510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 345366 KOSTER, GENA LYNN & DIANA LYNN SHADRICK  12272 CLEAR CREEK DR OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 12272 S CLEAR CREEK DR <b>Subdivision</b> CLEAR CREEK AT WOODSIDE <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 5 <b>Neighborhood</b> 1021 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660090158_001.JPG 3/6/2026</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.43496830 -95.77853478 LOT 1 BLOCK 3 CLEAR CREEK @ WOODSIDE																																																																																																																									
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Date 04/18/2026  
 Time 06:42:03  
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.2786		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	99,258.00 x 1.02 = 101,169		
Factor Value			
Adjustments	1.9172		
Lot Value	193,958		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/4/2020

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	2,603 / 2,900
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,603
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	505 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	450,209 155.24 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	487,020 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	366,083
Lot Value	193,958
Indicated Value	560,041 193.12 Per SqFt
Agland Value	
Site Improvements	60,994
Total Value	621,035 214.15 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.87	Total Misc Impr	+	32,408
Roofing Adj	+ 5.19	Garage Cost	+	24,477
Subfloor Adj	+ -4.10	Total RCN	=	425,678
Heat/Cool Adj	+ 16.31	Depreciation ( 14%)	-	59,595
Plumbing Adj	+ 6.90	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	366,083
Adj Base Cost	= 127.17	Lot Value	+	193,958
Total Area	x 2,900	Indicated Value	=	560,041
Adjusted Cost	= 368,793	Value Per SqFt		193.12

### 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	109961	19x7		133	32.67		4,345
PRCH	SLAB PORCH - COVERED	109962	195		195	32.28		6,295
PRCH	SLAB PORCH - COVERED	109963	16x8		128	32.70		4,186
PATO	SLAB PORCH - OPEN	146841	959		959	10.78		10,338



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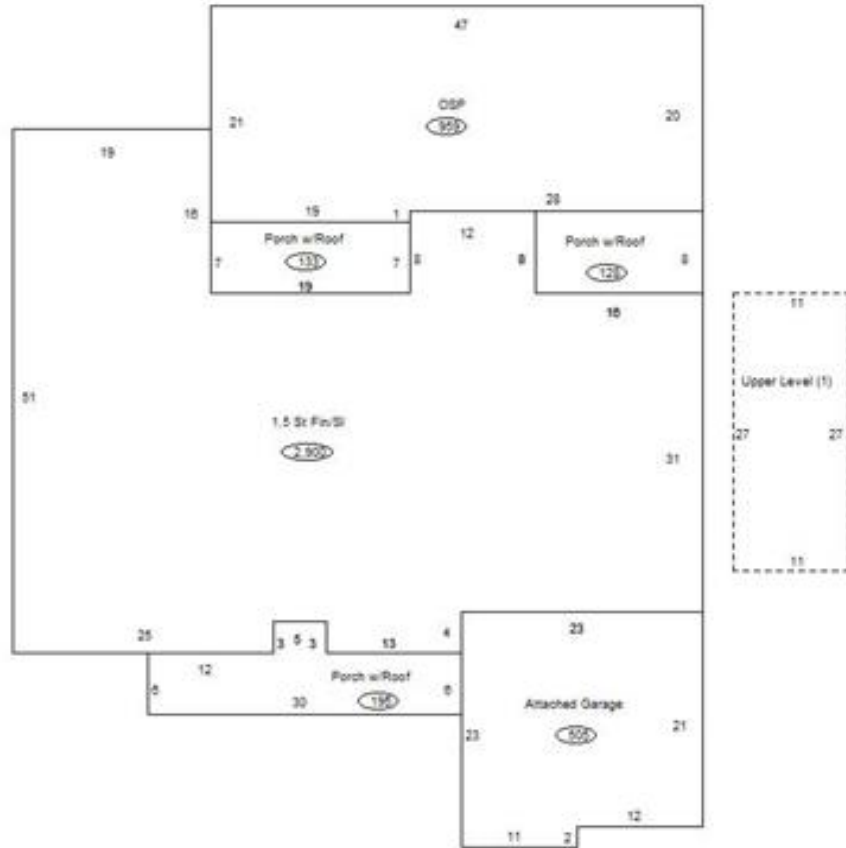
Date 04/18/2026

Time 06:42:03

Page 3

### Sketch Image

660090158



### 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/SI	2,603	1.114	2,900
2	G	1		13	Attached Garage	505	1.000	505
3	M	PRCH		13	SLBC	133	1.000	133
4	M	PRCH		13	SLBC	195	1.000	195
5	M	PRCH		13	SLBC	128	1.000	128
6	U	^UL		13	Upper Level (1)	297	1.000	297
7	M	PATO		13	Open Slab	959	1.000	959
<b>Total Building Area</b>						<b>2,603</b>		<b>2,900</b>



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 Page 4

660090158

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b> Base Cost (31.07 x 1,600) 49,712		<b>Modifier Total</b>	<b>RCN</b> 49,712	<b>Depr (11% Phys/ % Func)</b> 5,468	<b>RCNLD</b> 44,244
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (33% Phys/ % Func)</b> 8,250	<b>RCNLD</b> 16,750
	SHLT	STORM SHELTER	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (0.00 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	GZBO	Gazebo	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (34.84 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>

660090158 05/14/24



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 Page 5

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	888 / 888
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Warmed & Cooled
Roof Cover	1 Composition Shingle
Area on Slab	888
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2026 /

660090158_001.JPG	3/6/2026
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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	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.98	Total Misc Impr	+ 4,842				
Roofing Adj	+ 4.56	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 130,947				
Heat/Cool Adj	+ 20.60	Depreciation ( 0%)	- 0				
Plumbing Adj	+ 6.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,947				
Adj Base Cost	= 142.01	Lot Value	+ 0				
Total Area	x 888	Indicated Value	= 130,947				
Adjusted Cost	= 126,105	Value Per SqFt	147.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,947		
Lot Value			
Indicated Value	130,947	147.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	130,947	147.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194906	102		102	20.98		2,140
CPAT	Carport - Attached	194907	20x14		280	9.65		2,702



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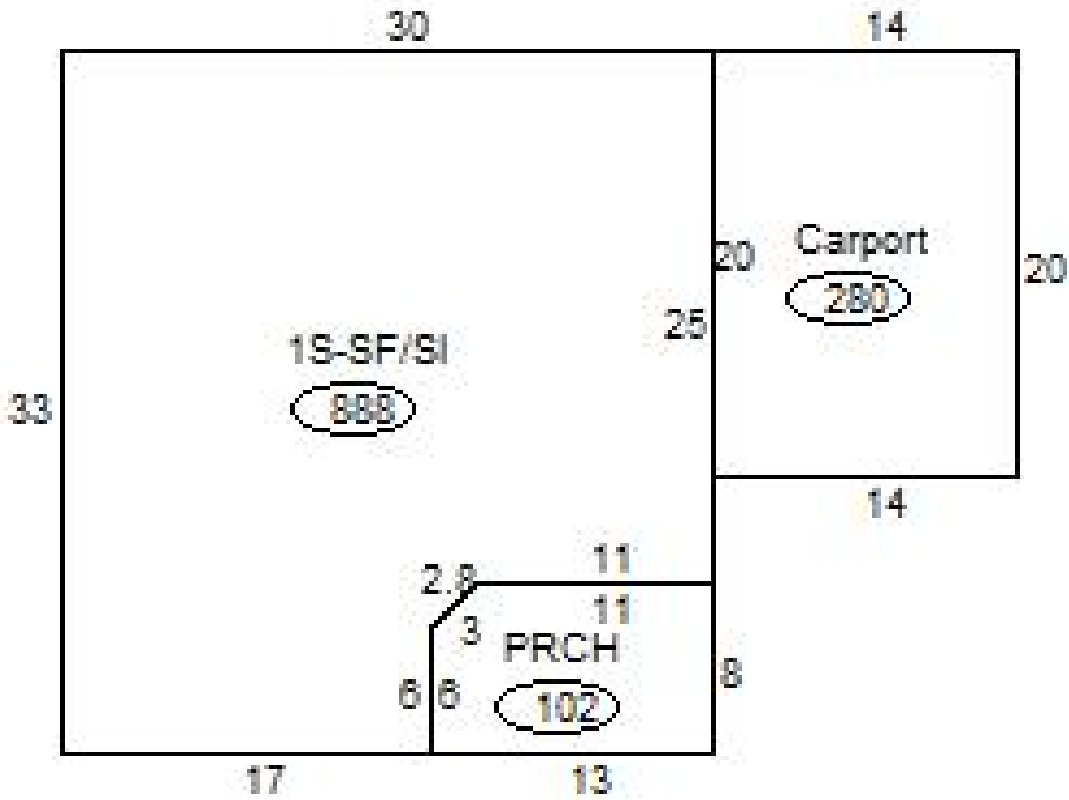
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Page 6

Sketch Image

660090158



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	888	1.000	888
2	M	PRCH		20	PRCH	102	1.000	102
3	M	CPAT		20	Carport	280	1.000	280
<b>Total Building Area</b>						888		888