



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:34:06
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Assessment Data					Primary Image																																																																																																																				
Account 660091314 Parcel ID 000000-00-0-00151-002-0003 Cadastral ID 31-22-16-02520 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 332751 RATLIFF, FRANK LIVING TRUST 10067 CEDAR SPRINGS DR CLAREMORE OK 74017-0000 Parcel Location Situs 10067 E CEDAR SPRINGS DR Subdivision CEDAR SPRINGS Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34684153 -95.64913781																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.909	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,594.00 x 1.60 = 63,350	
Factor Value		
Adjustments	1.0000	
Lot Value	63,350	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,444 / 3,162
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,444
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,091 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

Cost Approach		Manual : 01/2025	
Base Cost	105.94	Total Misc Impr	+ 32,986
Roofing Adj	+ 4.81	Garage Cost	+ 101,225
Subfloor Adj	+ -3.56	Total RCN	= 549,413
Heat/Cool Adj	+ 17.38	Depreciation (12%)	- 65,930
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 483,483
Adj Base Cost	= 131.31	Lot Value	+ 63,350
Total Area	x 3,162	Indicated Value	= 546,833
Adjusted Cost	= 415,202	Value Per SqFt	172.94



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	598,591	189.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	47,280 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	483,483		
Lot Value	63,350		
Indicated Value	546,833	172.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	546,833	172.94	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	110811	276		276	35.30		9,743
PRCH	SLAB PORCH - COVERED	110812	8x7		56	36.48		2,043
PRCH	SLAB PORCH - COVERED	110813	386		386	34.92		13,479



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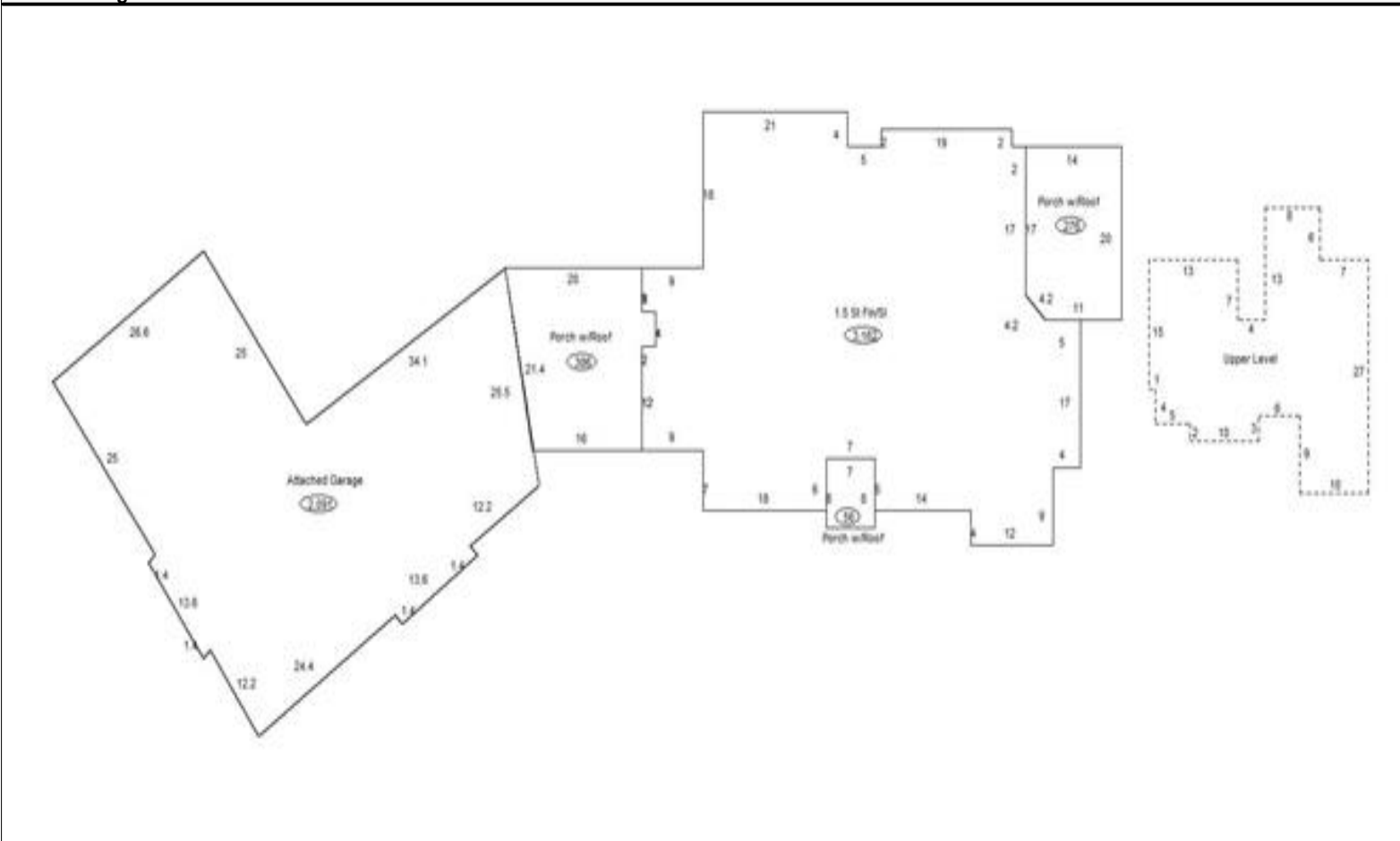
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Sketch Image

660091314



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	2,444	1.294	3,162
2	U	^UL	Overhang	13	Upper Level	718	1.000	718
3	M	PRCH		13	SLBC	276	1.000	276
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PRCH		13	SLBC	386	1.000	386
6	G	1		13	Attached Garage	2,091	1.000	2,091
Total Building Area						2,444		3,162