



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092121 <b>Parcel ID</b> 22N15E-24-1-00000-000-0000 <b>Cadastral ID</b> 24-22-15-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 300621 ANDEREGG, DONALD & STACY REVOCABLE LIVING TRUST  16274 S 4130 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16274 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 24 / 22 / 15 / 1 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\061721(73)\IMG_0001.JPG 6/17/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.37541089 -95.65162312 TR DESC 2023-012209 AS: N 247.5' OF S 495' OF E 352' OF N/2 SE/4 NE/4. & W 176' E 528' N 247.5' S 495' N2 SE NE.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,313 / 1,313
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,313
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



\\tsclient\T\TOMMY DUNLAP\061721(73)\IMG\_0001.JPG 6/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	240,876	183.45	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.05	Total Misc Impr	+	4,342	
Roofing Adj	+ 4.65	Garage Cost	+	11,700	
Subfloor Adj	+ -1.21	Total RCN	=	194,203	
Heat/Cool Adj	+ 11.47	Depreciation ( 14%)	-	27,188	
Plumbing Adj	+ 10.73	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	167,015	
Adj Base Cost	= 135.69	Lot Value	+		
Total Area	x 1,313	Indicated Value	=	167,015	
Adjusted Cost	= 178,161	Value Per SqFt		127.20	

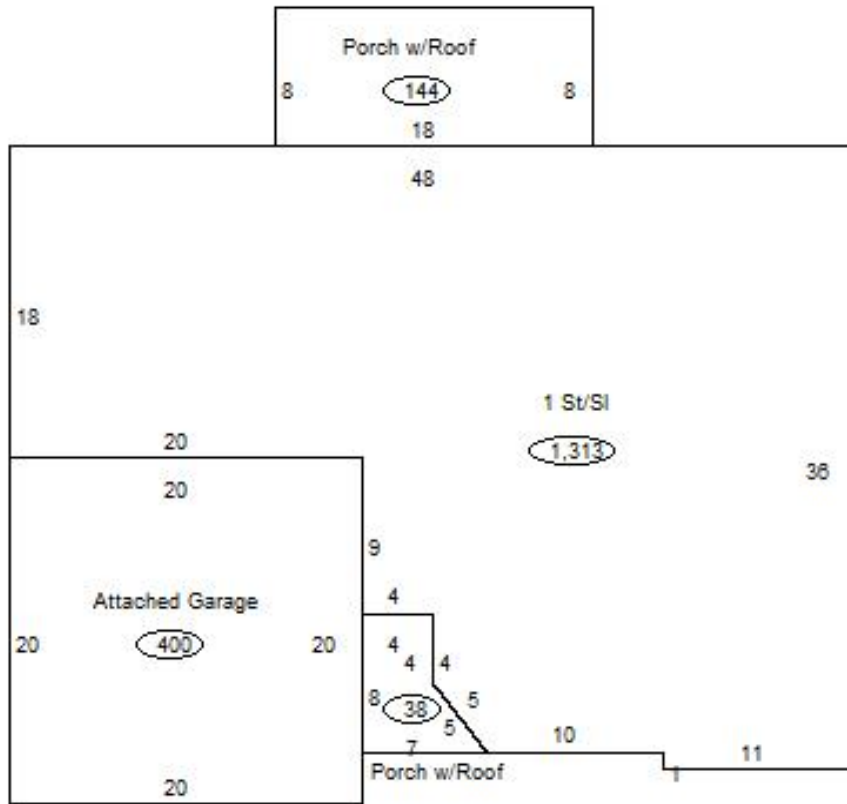
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,015		
Lot Value			
Indicated Value	167,015	127.20	Per SqFt
Agland Value	412		
Site Improvements	62,018		
Total Value	229,445	174.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2014	1	0.00	
PRCH	SLAB PORCH - COVERED	111836		38		38	24.15	918
PRCH	SLAB PORCH - COVERED	111837	18x8			144	23.78	3,424



Sketch Image

660092121



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,313	1.000	1,313
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	38	1.000	38
4	M	PRCH		13	SLBC	144	1.000	144
<b>Total Building Area</b>						1,313		1,313



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x60x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.64 x 2,400)		63,936	63,936	1,918	62,018
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			1.840	224	224	412	412
<b>IMP PST Totals</b>						1.840			412	412
<b>Total Agland</b>						1.840			412	412