



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 660093769 Parcel ID 22N15E-11-3-00000-000-0000 Cadastral ID 11-22-15-00210 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264022 HILL, JOE C & JOWAHNA K TRUSTEES 8451 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08451 E 430 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 22 / 15 / 3 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>660093769_001.JPG 3/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.39525980 -95.67884109																																																																																																																									
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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	2.5 - Fair
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	2,214 / 2,214
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 48

Cost Approach				Manual : 01/2025			
Base Cost	108.13	Total Misc Impr	+ 6,430				
Roofing Adj	+ 5.26	Garage Cost	+ 22,085				
Subfloor Adj	+ 0.00	Total RCN	= 318,638				
Heat/Cool Adj	+ 14.47	Depreciation (53%)	- 168,878				
Plumbing Adj	+ 3.18	Lump Sums	+ 10,047				
Basement Adj	+ 0.00	RCNLD	= 159,807				
Adj Base Cost	= 131.04	Lot Value	+				
Total Area	x 2,214	Indicated Value	= 159,807				
Adjusted Cost	= 290,123	Value Per SqFt	72.18				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,807		
Lot Value			
Indicated Value	159,807	72.18	Per SqFt
Agland Value	1,322		
Site Improvements	6,176		
Total Value	317,065	143.21	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	6,429.63		6,430
WODC	Wood Deck - Covered	194946	30x10		300	33.49		10,047



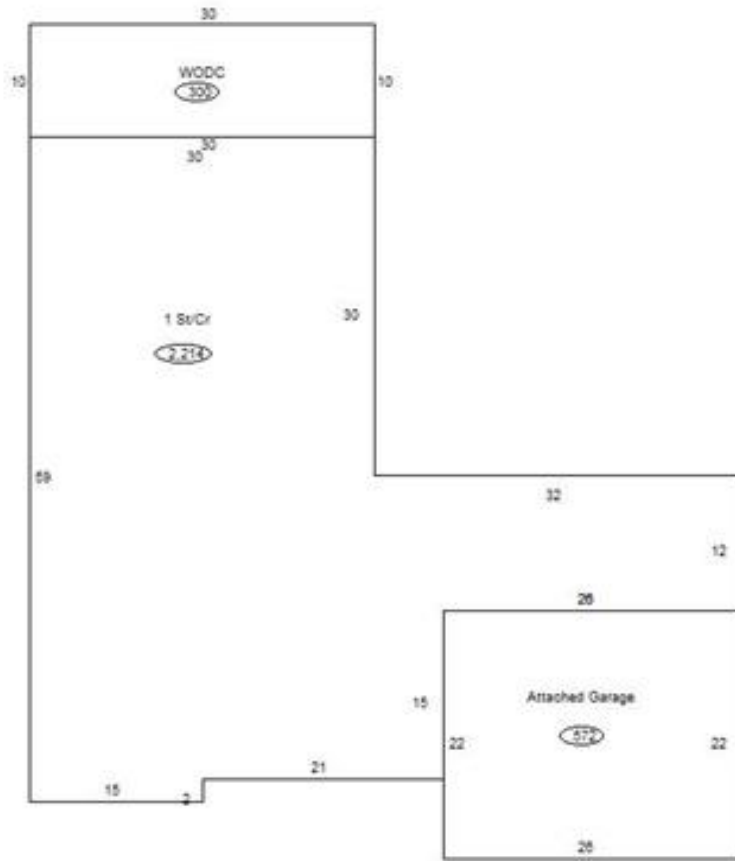
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,214	1.000	2,214
2	G	1		13	Attached Garage	572	1.000	572
3	M	WODC		13	WODC	300	1.000	300
Total Building Area						2,214		2,214



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			448
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (8.72 x 448)		3,907		3,907	2,149	1,758
	BARN	BARN	0x0x0			1,020
	Qual	1	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (7.22 x 1,020)		7,364		7,364	4,050	3,314
	LF	LOAFING SHED	12x12x0			144
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.26 x 144)		613		613	245	368
	LF	LOAFING SHED	12x12x0			144
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.26 x 144)		613		613	245	368
	LF	LOAFING SHED	12x12x0			144
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Base Cost (4.26 x 144)		613		613	245	368
	LF	LOAFING SHED	12x12x0			144
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
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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
OS	OSAGE CLAY	TMBR	58			5.164	104	104	539	539
VE	VERDIGRIS CLAY LOAM	TMBR	90			4.836	162	162	783	783
TMBR Totals						10.000			1,322	1,322
Total Agland						10.000			1,322	1,322