



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660097074 <b>Parcel ID</b> 22N15E-35-3-00000-000-0001 <b>Cadastral ID</b> 35-22-15-00710 <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> 313624 MCALEXANDER, STEVEN S &  MANDY M 8455 E 470 RD CLAREMORE OK 74017-0000																																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 08455 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.48 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.33816713 -95.67938625 W2 E2 SE SW & E 16.5' W2 SE SW.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																			
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Lot Data	Square-Foot - NBHD 6080 #1	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		<p>\\tsclient\T\TOMMY DUNLAP\New folder (99)\IMG_0026.JPG 8/17/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

Cost Approach				Manual : 01/2025			
Base Cost	98.88	Total Misc Impr	+ 12,907				
Roofing Adj	+ 4.21	Garage Cost	+ 15,792				
Subfloor Adj	+ 1.09	Total RCN	= 212,599				
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 99,922				
Plumbing Adj	+ 6.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 112,677				
Adj Base Cost	= 122.60	Lot Value	+ 112,677				
Total Area	x 1,500	Indicated Value	= 112,677				
Adjusted Cost	= 183,900	Value Per SqFt	75.12				

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,677		
Lot Value			
Indicated Value	112,677	75.12	Per SqFt
Agland Value	997		
Site Improvements			
Total Value	113,674	75.78	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	72840	26x5		130	23.84		3,099
PRCH	SLAB PORCH - COVERED	72841	20x10		200	23.56		4,712



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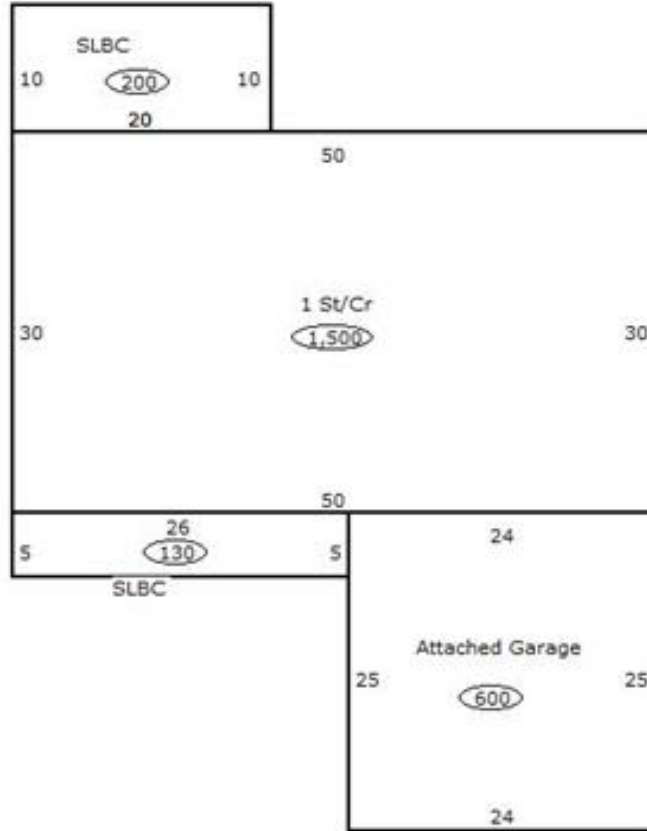
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### Sketch Image

660097074



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,500	1.000	1,500
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						<b>1,500</b>		<b>1,500</b>



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### Agland Inventory

660097074

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			3.700	36	36	133	133
<b>TMBR Totals</b>						3.700			133	133
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			2.580	108	108	279	279
OS	OSAGE CLAY	NTV PST	58			4.200	139	139	585	585
<b>NTV PST Totals</b>						6.780			864	864
<b>Total Agland</b>						10.480			997	997