




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:19:38  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660099490 <b>Parcel ID</b> 000000-00-0-00951-002-0099 <b>Cadastral ID</b> 28-22-16-01811 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 319145 DIETZE, MELVIN II & DOROTO TRUST  12161 E RUSSELL DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12161 E RUSSELL DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0012 / 0002 <b>Parcel Size</b> 1.01 - Lots <b>Sec/Twn/Rng</b> 28 / 22 / 16 / 5 <b>Neighborhood</b> 1148 - R-V01-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2019-06-20\IMG_0047.JPG 6/26/2019</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.36412959 -95.61186962 A PART OF LOTS 12 AND 13 BLOCK 2 WOODCREST HEIGHTS ADDITION DESC AS BEG NE/C LOT 12; S76.2249W 19.93'; S14.5145E 238.87'; N83.0926E 60.82'; CURVE L RAD 175' ARC 81.45'; N28.0042W 244.46'; S76.2249W 65.08' TO POB.																																																																																																	
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Lot Data		Square-Foot - NBHD 1148 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.6708		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	29,221.00 x 1.53 = 44,708		
Factor Value			
Adjustments	1.0000		
Lot Value	44,708		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,593 / 2,593
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,593
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	899 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	346,669	133.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.76	Total Misc Impr	+ 13,556
Roofing Adj	+ 4.48	Garage Cost	+ 26,781
Subfloor Adj	+ -2.14	Total RCN	= 365,162
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 25,561
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 339,601
Adj Base Cost	= 125.27	Lot Value	+ 44,708
Total Area	x 2,593	Indicated Value	= 384,309
Adjusted Cost	= 324,825	Value Per SqFt	148.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	339,601		
Lot Value	44,708		
Indicated Value	384,309	148.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	384,309	148.21	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	136888		175	175	26.38		4,617
PATO	SLAB PORCH - OPEN	136889	31x9		279	9.22		2,572
PRCH	SLAB PORCH - COVERED	136890	7x4		28	26.84		752

