



# 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> 660100597 <b>Parcel ID</b> 22N15E-24-2-00000-000-0004 <b>Cadastral ID</b> 24-22-15-03230 <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> 322288 MOBRA, MARK & LYUDMILA  9525 E 445 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09525 E 445 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 24 / 22 / 15 / 2 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.37347684 -95.65856721																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,108
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

\\tsclient\C\Users\leevans\Pictures\2018-07-12\IMG\_0011.JPG 7/12/2018

Cost Approach		Manual : 01/2025	
Base Cost	91.76	Total Misc Impr	+ 44,946
Roofing Adj	+ 5.09	Garage Cost	+ 40,514
Subfloor Adj	+ -2.13	Total RCN	= 327,290
Heat/Cool Adj	+ 12.64	Depreciation ( 6%)	- 19,637
Plumbing Adj	+ 7.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 307,653
Adj Base Cost	= 114.72	Lot Value	+ 307,653
Total Area	x 2,108	Indicated Value	= 307,653
Adjusted Cost	= 241,830	Value Per SqFt	145.95

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	307,653
Lot Value	
Indicated Value	307,653 145.95 Per SqFt
Agland Value	1,040
Site Improvements	35,395
Total Value	344,088 163.23 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	137995	1504		1,504	23.64		35,555
PATO	SLAB PORCH - OPEN	137997	42x26		1,092	8.60		9,391



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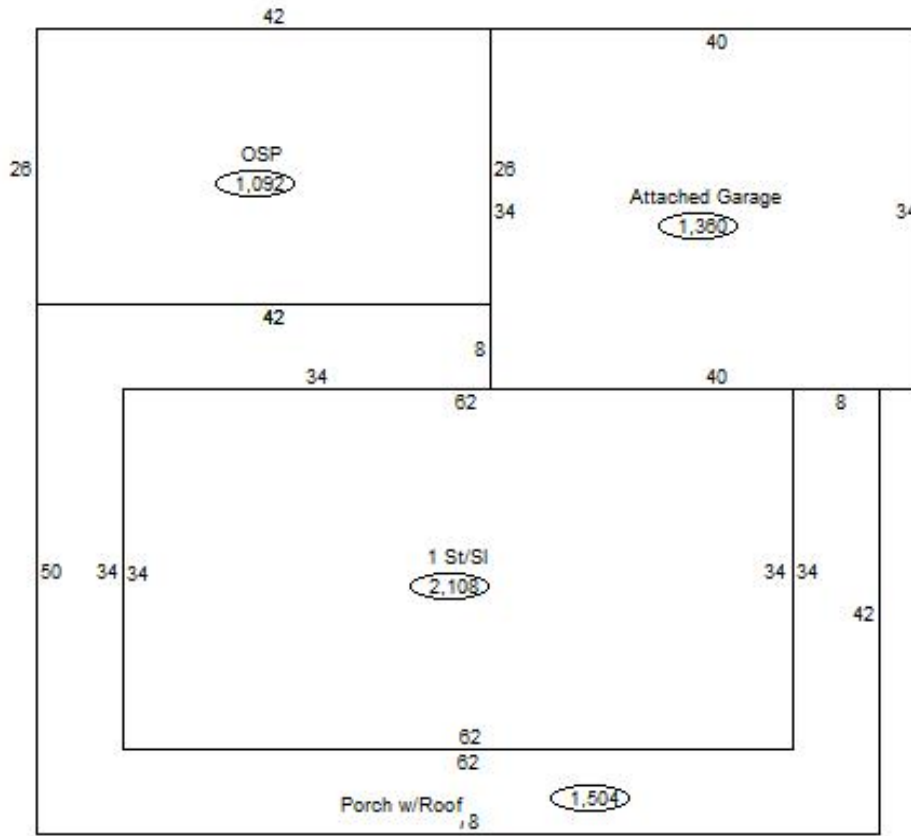
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,108	1.000	2,108
2	M	PRCH		20	SLBC	1,504	1.000	1,504
3	G	1		20	Attached Garage	1,360	1.000	1,360
4	M	PATO		20	Open Slab	1,092	1.000	1,092
<b>Total Building Area</b>						2,108		2,108



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x35x12	Concrete	Formed Metal	1,050
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (33.72 x 1,050) 35,406		<b>Modifier Total</b>	<b>RCN</b> 35,406	<b>Depr (3% Phys/ % Func)</b> 1,062	<b>RCNLD</b> 34,344
	LT	LEAN-TO	12x30x12	Gravel		360
	Qual	3	Cond 3	Year 2024	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 360) 1,051		<b>Modifier Total</b>	<b>RCN</b> 1,051	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 1,051



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			7.380	126	126	930	930
SO	SOGN SOILS	IMP PST	15			2.620	42	42	110	110
<b>IMP PST Totals</b>						10.000			1,040	1,040
<b>Total Agland</b>						10.000			1,040	1,040