



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:48:01
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Assessment Data					Primary Image																																																																												
Account 660101907 Parcel ID 22N16E-19-3-00000-000-0002 Cadastral ID 19-22-16-03430 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 332981 MORGANS, JUSTIN L & REGAN 10006 E 445 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10006 E 445 RD Subdivision Lot/Block / Parcel Size 11.66 - Acres Sec/Twn/Rng 19 / 22 / 16 / 3 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_00' 12/9/2022</p>																																																																												
Legal Description Lat/Long: 36.37045263 -95.64984107 TR DESC AS BEG NW/C GOVT LOT 3' N88.2919E 450.27'; S01.2156E 1024.36'; S88.2655W 275.24' TO NLY RR ROW LINE FILED IN BOOK 413 PAGE 85; N43.5716W ALONG NLY RR ROW 347.38'; N01.2143W 1068.21' TO POB.																																																																																	
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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	
	0	
	0	
Method	Square-Foot	
Base Lot Value	507,213.00 x .34 = 173,412	
Factor Value		
Adjustments	1.0000	
Lot Value	173,412	

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	1,761 / 1,761
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,761
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	337,111	191.43	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.67	Total Misc Impr	+	16,749	
Roofing Adj	+ 5.53	Garage Cost	+	17,775	
Subfloor Adj	+ -2.38	Total RCN	=	253,363	
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	12,668	
Plumbing Adj	+ 8.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	240,695	
Adj Base Cost	= 124.27	Lot Value	+	173,412	
Total Area	x 1,761	Indicated Value	=	414,107	
Adjusted Cost	= 218,839	Value Per SqFt		235.15	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,695		
Lot Value	173,412		
Indicated Value	414,107	235.15	Per SqFt
Agland Value			
Site Improvements	73,466		
Total Value	487,573	276.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148459	25x10		250	26.15		6,538
PRCH	SLAB PORCH - COVERED	148460	26x15		390	25.71		10,027
PATO	SLAB PORCH - OPEN	148461	4x4		16	11.48		184



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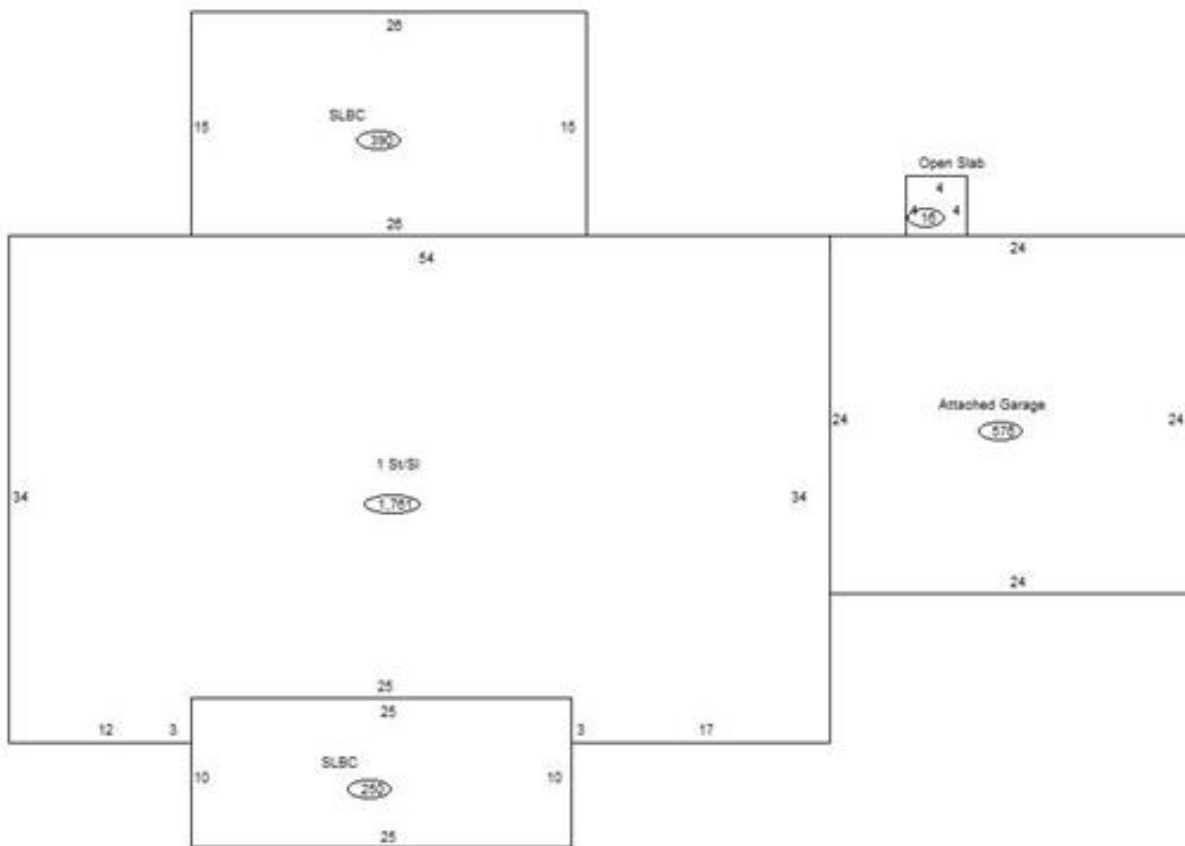
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,761	1.000	1,761
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	250	1.000	250
4	M	PRCH		10	SLBC	390	1.000	390
5	M	PATO		10	Open Slab	16	1.000	16
Total Building Area						1,761		1,761



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x20	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (30.92 x 2,400)		74,208	74,208	742		73,466