




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 660101917 Parcel ID 23N16E-35-1-00000-000-0001 Cadastral ID 35-23-16-00142 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 325763 LOGSDON, HEATH & EMILY 12178 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12178 S 4180 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 35 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\T\BUFFY\BUFFY NEW CONST\08252020\IMG_0001.JPG 8/25/2020</p>																																																																												
Legal Description Lat/Long: 36.43528218 -95.56465703 TR IN N2 NE DESC AS COMM SE/C N2 NE; S89.5105W 553.31' TO POB; S89.5105W 724.50'; N00.1036W 869.67'; S76.5244E 343.72'; S38.0613E 320.67'; S01.2553E 275.98'; S35.3939E 321.89' TO POB.																																																																																	
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Lot Data		Square-Foot - NBHD 4050 #1	
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	431,899.00 x .26 = 113,248		
Factor Value			
Adjustments	1.0000		
Lot Value	113,248		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,084 / 2,517
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,084
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	514 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	350,379	139.21	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	99.49	Total Misc Impr	+ 12,049
Roofing Adj	+ 4.32	Garage Cost	+ 24,979
Subfloor Adj	+ -2.76	Total RCN	= 348,985
Heat/Cool Adj	+ 14.18	Depreciation (5%)	- 17,449
Plumbing Adj	+ 8.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 331,536
Adj Base Cost	= 123.94	Lot Value	+ 113,248
Total Area	x 2,517	Indicated Value	= 444,784
Adjusted Cost	= 311,957	Value Per SqFt	176.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	331,536		
Lot Value	113,248		
Indicated Value	444,784	176.71	Per SqFt
Agland Value			
Site Improvements	5,741		
Total Value	450,525	178.99	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	147098	27x6		162	28.37		4,596
PRCH	Porch	147099	8x5		40	28.81		1,152



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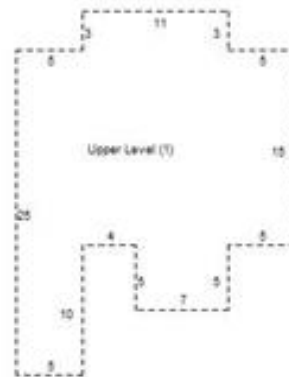
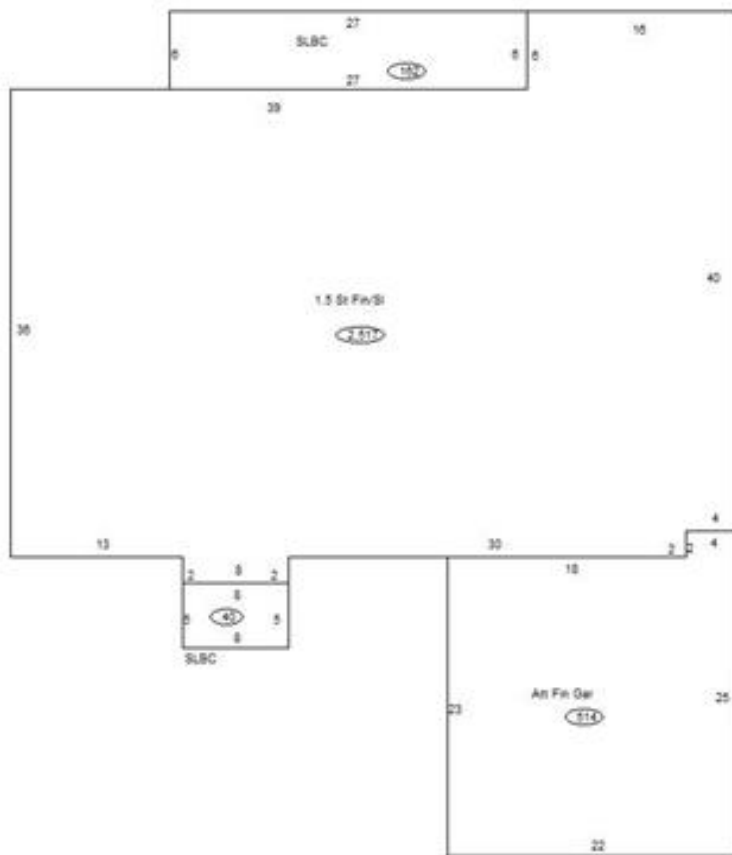
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,084	1.208	2,517
2	U	^UL		10	Upper Level (1)	433	1.000	433
3	G	5		10	Att Fin Gar	514	1.000	514
4	M	PRCH		10	SLBC	162	1.000	162
5	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						2,084		2,517



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2023	Eff Age 2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (22.15 x 288)	6,379		6,379	638
				5,741