



# 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> 660103950 <b>Parcel ID</b> 22N16E-31-4-00000-001-0000 <b>Cadastral ID</b> 31-22-16-00421 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 330725 BALLARD, MATTHEW & TRACI  10325 E NORTHSHIRE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10325 E NORTHSHIRE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.1 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																	
<b>Legal Description</b> Lat/Long: 36.34311924 -95.64500467 TR DESC 2020-006707 AS BEG NE/C W2 E2 SW; S89.5733W 672.29'; S00.2423E 330.76'; N89.5735E 670.58'; N00.0638W 330.76' TO POB																																																																	
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Lot Data	Primary Image
<b>Lot Data</b> Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  <b>Method</b> Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
<b>Architecture</b>	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,800 / 3,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,800
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
<b>Basement Area</b>	
Garage Type	1,464 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.53	Total Misc Impr	+ 33,020	Roofing Adj	+ 5.48	Garage Cost	+ 83,316
Subfloor Adj	+ -4.28	Total RCN	= 621,508	Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 24,860
Plumbing Adj	+ 8.90	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 596,648
Adj Base Cost	= 132.94	Lot Value	+ 596,648	Total Area	x 3,800	Indicated Value	= 596,648
Adjusted Cost	= 505,172	Value Per SqFt	157.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	596,648		
Lot Value			
Indicated Value	596,648	157.01	Per SqFt
Agland Value	551		
Site Improvements	27,000		
Total Value	624,199	164.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150660	796		796	30.39		24,190
PRCH	Slab Porch - Covered	150661	12x4		48	33.04		1,586
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244



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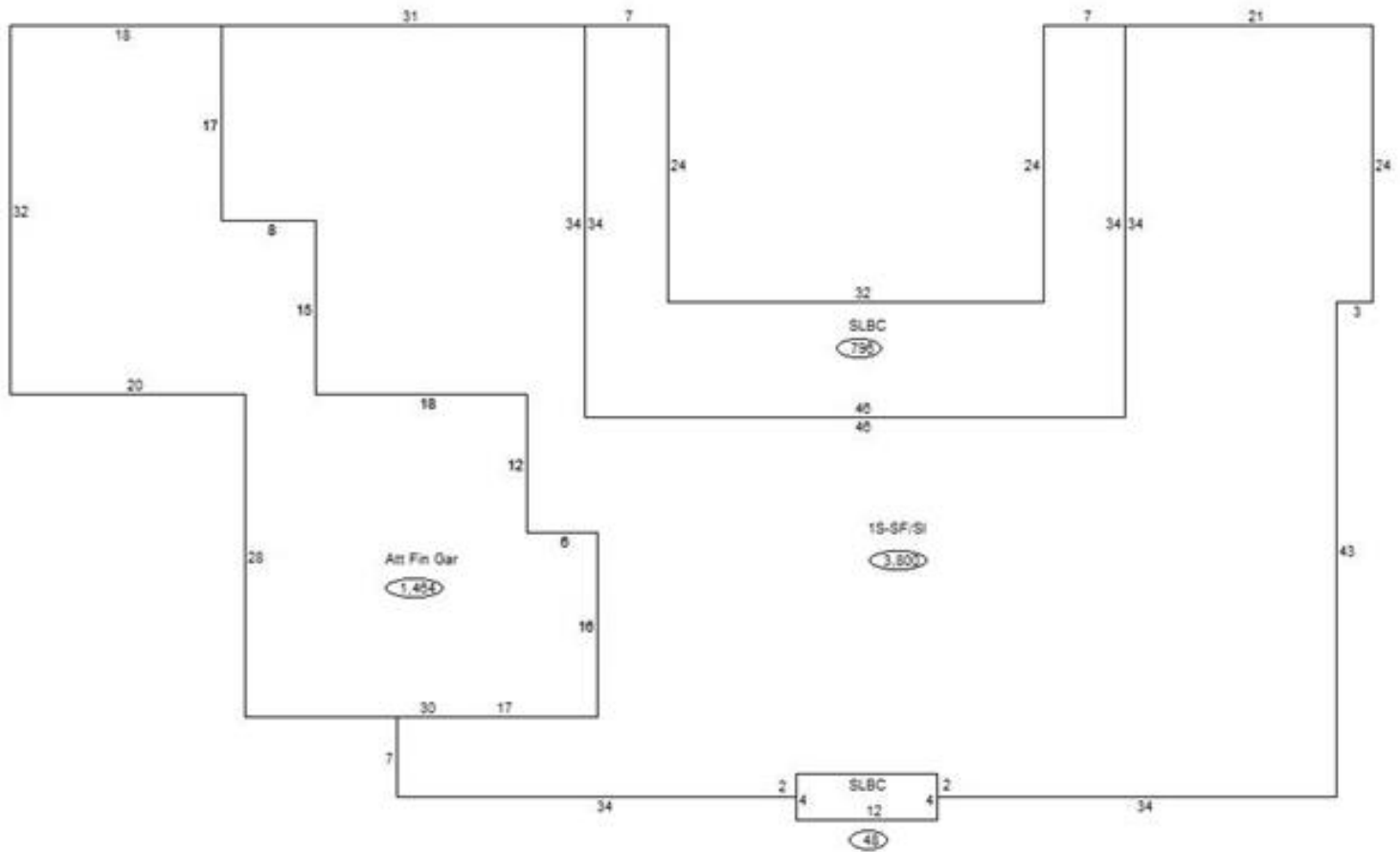
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,800	1.000	3,800
2	M	PRCH		13	SLBC	796	1.000	796
3	M	PRCH		13	SLBC	48	1.000	48
4	G	5		13	Att Fin Gar	1,464	1.000	1,464
<b>Total Building Area</b>						<b>3,800</b>		<b>3,800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2022	Eff Age 2	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			5.100	108	108	551	551
<b>TMBR Totals</b>						5.100			551	551
<b>Total Agland</b>						5.100			551	551