



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:04
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Assessment Data					Primary Image																																																												
Account 660104116 Parcel ID 22N16E-19-3-00000-001-0000 Cadastral ID 19-22-16-03441 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334370 MCCLURE, WYATT DAVID & ERIKA RYAN 10005 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10005 E 450 RD Subdivision Lot/Block / Parcel Size 2.43 - Acres Sec/Twn/Rng 19 / 22 / 16 / 3 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																	
Legal Description Lat/Long: 36.36589336 -95.65009684																																																																	
Legal Description TR DESC 2020-010682 AS COMM SW/C LOT 4; N88.2420E 260.95' TO POB; N01.3540W 16.50'; CURVE RIGHT RAD 313.83 ARC DIST 348.94 CENT ANG 63.4219 CHORD LENGTH 331.24 CHORD BEARING N48 5419W S88.3814W 16.50'; N01.2146W 143.24'; N88.2420E 339.96'; S01 2146E 384.40'; S88.2420W 79' TO POB.					Building Permits																																																												
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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	
Method	Square-Foot	
Base Lot Value	99,775.00 x .72 = 71,553	
Factor Value		
Adjustments	1.0000	
Lot Value	71,553	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,640
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_001 12/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,053	139.67	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,401		
Lot Value	71,553		
Indicated Value	287,954	175.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	287,954	175.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.47	Total Misc Impr	+	2,523	
Roofing Adj	+ 4.34	Garage Cost	+	16,731	
Subfloor Adj	+ -1.15	Total RCN	=	225,418	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	9,017	
Plumbing Adj	+ 8.58	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	216,401	
Adj Base Cost	= 125.71	Lot Value	+	71,553	
Total Area	x 1,640	Indicated Value	=	287,954	
Adjusted Cost	= 206,164	Value Per SqFt		175.58	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150681	6x6		36	24.16		870
PATO	Slab Porch - Open	150682	20x8		160	10.33		1,653



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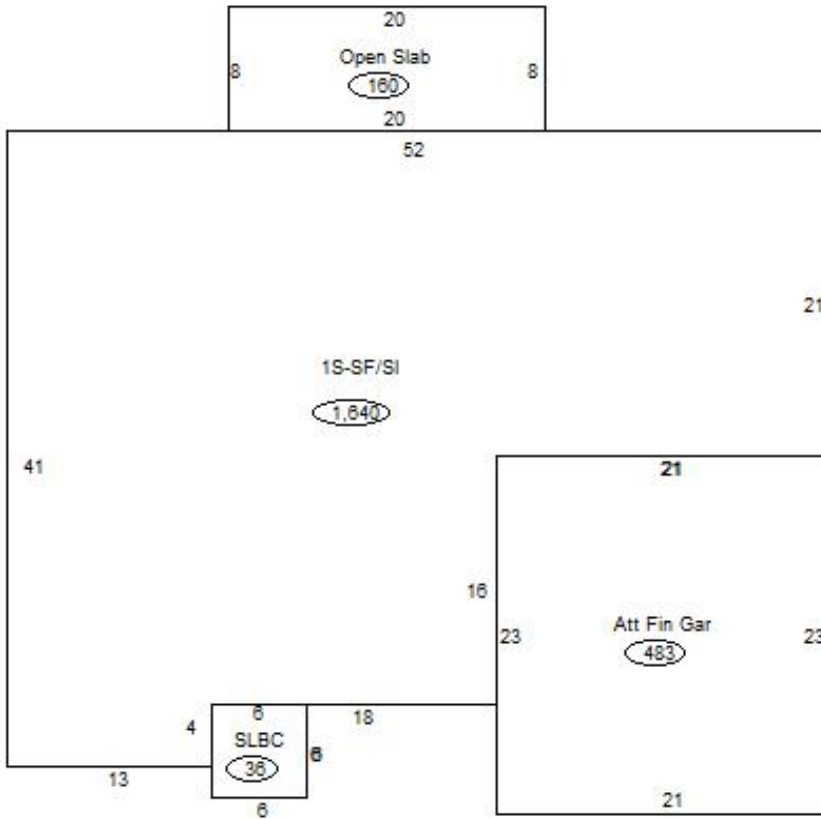
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Sketch Image

660104116



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,640	1.000	1,640
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PATO		13	Open Slab	160	1.000	160
4	G	5		13	Att Fin Gar	483	1.000	483
Total Building Area						1,640		1,640