



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 660105331 Parcel ID 23N14E-23-1-00000-001-0000 Cadastral ID 23-23-14-00510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 335013 MCENEARNEY, ARTHUR JOSEPH II & HANKS, AMY RACHEL 1019 W 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 10124 S 4060 RD Subdivision Lot/Block / Parcel Size 14.4 - Acres Sec/Twn/Rng 23 / 23 / 14 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 660105331_001.JPG 3/27/2024																																																				
Legal Description Lat/Long: 36.46438107 -95.77922097 S2 NE NE LESS S2 SE NE NE & LESS N 20' THEREOF																																																									
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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% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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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	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	114.21	Total Misc Impr	+	9,028	
Roofing Adj	+ 4.98	Garage Cost	+	24,955	
Subfloor Adj	+ -2.33	Total RCN	=	237,662	
Heat/Cool Adj	+ 12.64	Depreciation (3%)	-	7,130	
Plumbing Adj	+ 7.75	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	230,532	
Adj Base Cost	= 137.25	Lot Value	+		
Total Area	x 1,484	Indicated Value	=	230,532	
Adjusted Cost	= 203,679	Value Per SqFt		155.35	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,532		
Lot Value			
Indicated Value	230,532	155.35	Per SqFt
Agland Value	2,074		
Site Improvements	74,006		
Total Value	306,612	206.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154149	6x6		36	26.82		966
PRCH	Slab Porch - Covered	154150	26x10		260	26.11		6,789
PATO	Slab Porch - Open	154151	16x7		112	11.37		1,273



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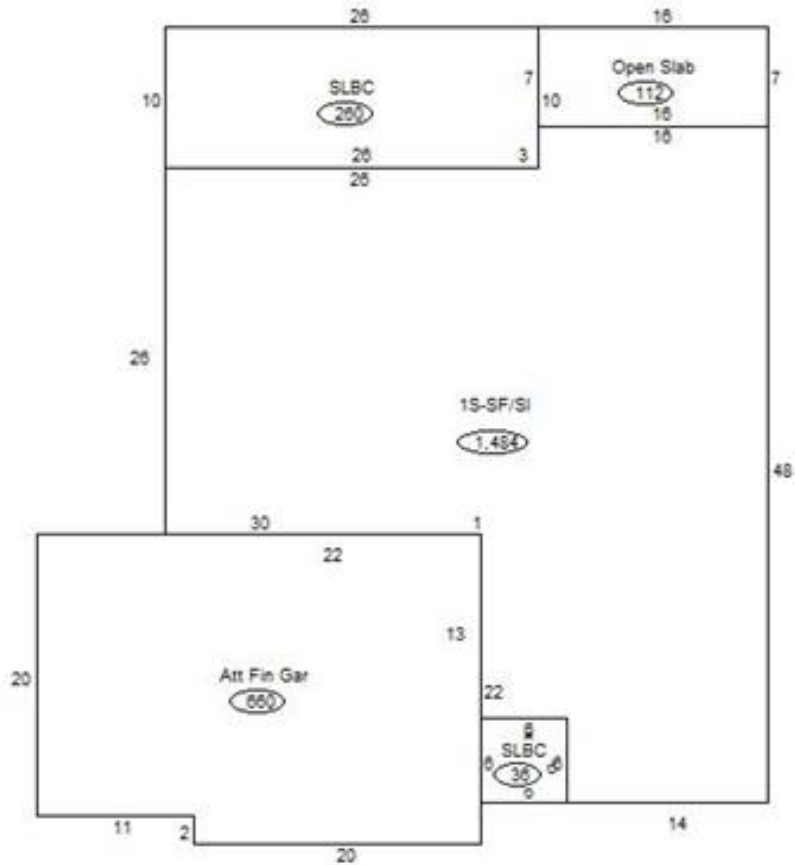
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Sketch Image

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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	1,484	1.000	1,484
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	260	1.000	260
5	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,484		1,484



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x40x6	Base		800
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (48.55 x 800) 38,840		Modifier Total	RCN 38,840	Depr (5% Phys/ % Func) 1,942	RCNLD 36,898
	UTIL	Shop Building	30x40x0		Formed Metal	1,200
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (31.88 x 1,200) 38,256		Modifier Total	RCN 38,256	Depr (3% Phys/ % Func) 1,148	RCNLD 37,108



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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%	NTV PST	60			14.400	144	144	2,074	2,074
NTV PST Totals						14.400			2,074	2,074
Total Agland						14.400			2,074	2,074