



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 660110036 Parcel ID 22N16E-30-1-00000-004-0000 Cadastral ID 30-22-16-01770 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 320119 TITAN HOMES LLC 1309 N WILLOW DR CLAREMORE OK 74017-0000 Parcel Location Situs 10860 E 450 RD Subdivision Lot/Block / Parcel Size 1.94 - Acres Sec/Twn/Rng 30 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>660110036_001.JPG 2/20/2026</p>																																																											
Legal Description Lat/Long: 36.36344533 -95.63756384 TR DESC 2025-003174 AS COMM NE/C NE; S01.4128E 289' TO POB; S01.4128E 180'; S88.2347W 409'; N49.4001W 51.47'; N24.4022W 158.22'; N88.2332E 509.01' TO POB.																																																																
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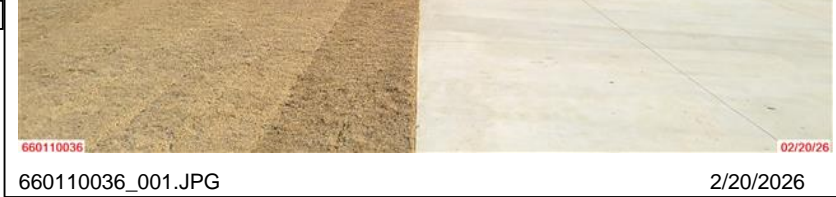
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,971 / 1,971
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,971
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	643 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /



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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	105.56	Total Misc Impr	+	5,626	
Roofing Adj	+ 4.60	Garage Cost	+	24,402	
Subfloor Adj	+ -2.43	Total RCN	=	278,768	
Heat/Cool Adj	+ 12.64	Depreciation (0%)	-	0	
Plumbing Adj	+ 5.83	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	278,768	
Adj Base Cost	= 126.20	Lot Value	+		
Total Area	x 1,971	Indicated Value	=	278,768	
Adjusted Cost	= 248,740	Value Per SqFt		141.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,768		
Lot Value			
Indicated Value	278,768	141.43	Per SqFt
Agland Value	356		
Site Improvements			
Total Value	279,124	141.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194879	60		60	26.74		1,604
PATC	Patio - Covered	194880	19x12		228	17.64		4,022



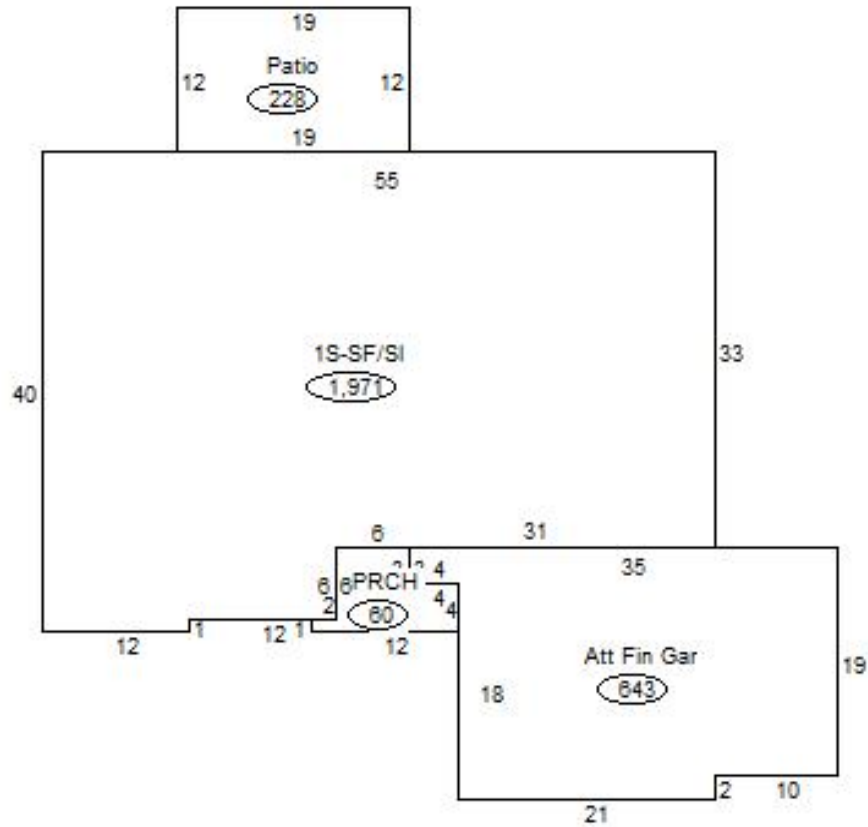
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,971	1.000	1,971
2	G	5		20	Att Fin Gar	643	1.000	643
3	M	PRCH		20	PRCH	60	1.000	60
4	M	PATC		20	Patio	228	1.000	228
Total Building Area						1,971		1,971



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.970	143	143	139	139
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			.970	224	224	217	217
IMP PST Totals						1.940			356	356
Total Agland						1.940			356	356