



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:11:31  
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Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660000656 <b>Parcel ID</b> 22N14E-01-3-00000-000-00002024 <b>Cadastral ID</b> 01-22-14-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 214864 CAPPS, LLOYD & KELLIE  3301 E 420 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 03301 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 62.5 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 14 / 3 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.41251876 -95.76972784																																																																																																																
<b>SE SW SE SW &amp; S2 N2 NE SW &amp; S2 NE SW &amp; N2 SE SW &amp; N2 S2 SE SW</b>					<b>Building Permits</b>																																																																																																											
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Lot Data	Units-Buildable - 22-14 (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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/10/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	10,082		
Site Improvements	108,494		
Total Value	118,576	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	42x80x10	Concrete	Formed Metal	3,360
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	
Base Cost (22.75 x 3,360)		76,440		76,440	11,466	64,974
	LOAF	LOAFING SHED	14x24x8	Dirt	Formed Metal	336
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
Base Cost (6.73 x 336)		2,261		2,261	837	1,424
	QUON	QUAN AVG	42x60x10	Concrete	Galvanized Metal	2,520
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (18% Phys/ % Func)</b>	
Base Cost (12.69 x 2,520)		31,979		31,979	5,756	26,223
	PCPT	CARPORT DIRT	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	
Base Cost (4.61 x 360)		1,660		1,660	880	780
	UTIL	SHOP BUILDING	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
Base Cost (33.54 x 600)		20,124		20,124	5,031	15,093



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Lot Count								
Units Buildable								
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Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent		0.00				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type	6 Mobile Home 76 x 30	MRA Code		1 Test				
Condition	4 - Good	Adusted R		0.8445				
Quality	4.6 - Good	Indicated Value		300,897		131.97 Per SqFt		
Architecture	1DW EXCP DWIDE MH	<b>Direct Comparables</b>						
Style	100% Double Wide	Selection Model		1 Res				
Exterior Wall	100% Frame, Siding, Vinyl	Adjustment Model		A2 AO Test				
Base/Total Area	2,280 / 2,280	Comparables						
Style	100% Double Wide	Indicated Value						
HVAC	100% Warmed & Cooled Air	<b>Value Reconciliation</b>						
Roof Cover	1 Composition Shingle	Selected Approach		Cost Approach				
Area on Slab	0	Improvements		102,851				
Fixture/RghIn	/	Lot Value		102,851		45.11 Per SqFt		
Bed/F/H Bath	/ /	Agland Value						
Basement Area		Site Improvements						
Garage Type		Total Value		102,851		45.11 Total Value Per SqFt		
Remodel								
Year/Eff Age	1996 / 18							
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	72.80	Total Misc Impr	+	0				
Roofing Adj	+ 3.61	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	205,702				
Heat/Cool Adj	+ 2.87	Depreciation ( 50%)	-	102,851				
Plumbing Adj	+ 10.94	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	102,851				
Adj Base Cost	= 90.22	Lot Value	+					
Total Area	x 2,280	Indicated Value	=	102,851				
Adjusted Cost	= 205,702	Value Per SqFt		45.11				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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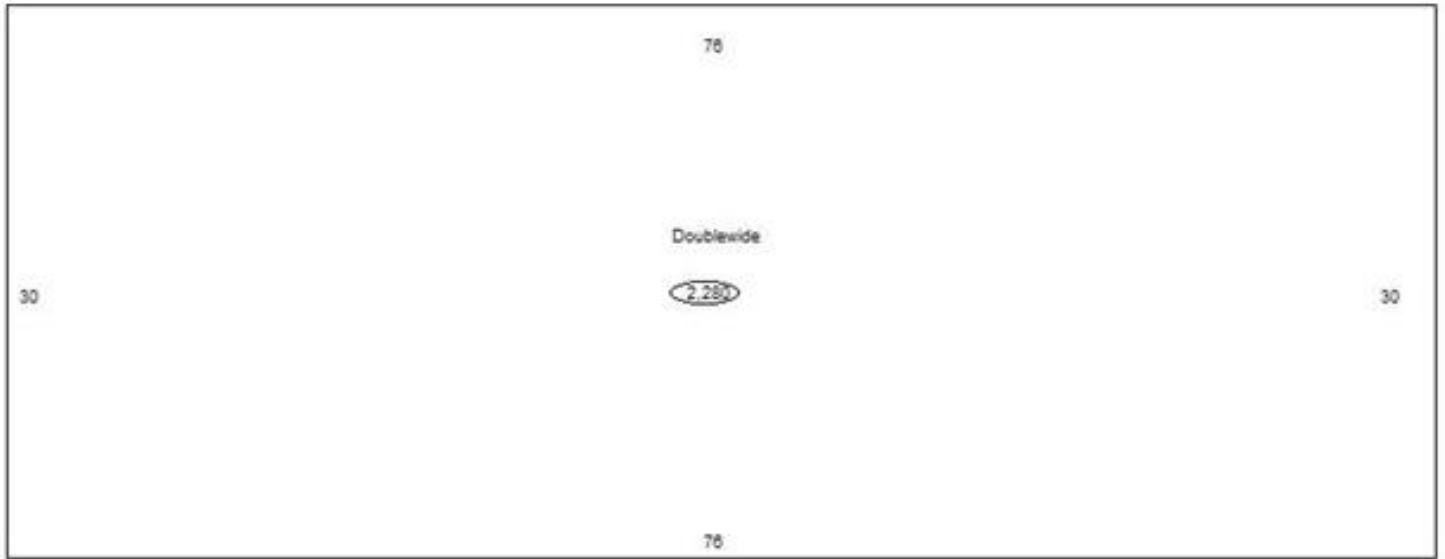
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,280	1.000	2,280
<b>Total Building Area</b>						2,280		2,280



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			6.942	54	54	375	375
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			40.034	168	168	6,726	6,726
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			15.524	192	192	2,981	2,981
<b>NTV PST Totals</b>						62.500			10,082	10,082
<b>Total Agland</b>						62.500			10,082	10,082