



# 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> 660000667 <b>Parcel ID</b> 22N14E-01-1-00000-000-0000 <b>Cadastral ID</b> 01-22-14-01600 <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> 327806 THORNTON, DOUGLAS & TINA  13500 S 4066 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 13500 S 4066 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 45 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 14 / 1 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.41867177 -95.76533976																																																																																																																
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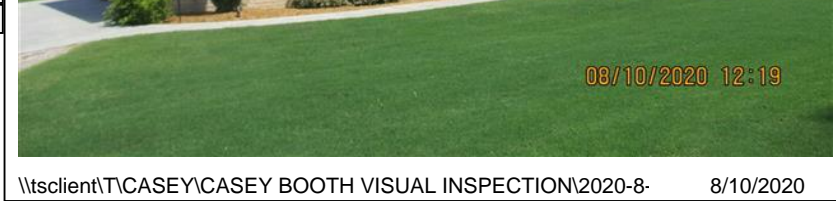
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	EXEC EXCEPTIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	15% Veneer, Stone 85% Frame, Siding, Wood
<b>Base/Total Area</b>	2,194 / 2,967
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,194
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	519 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2017 / 5



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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	127.95	<b>Total Misc Impr</b>	+ 37,153				
<b>Roofing Adj</b>	+ 4.68	<b>Garage Cost</b>	+ 33,398				
<b>Subfloor Adj</b>	+ -3.41	<b>Total RCN</b>	= 532,365				
<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 5%)</b>	- 26,618				
<b>Plumbing Adj</b>	+ 9.05	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 505,747				
<b>Adj Base Cost</b>	= 155.65	<b>Lot Value</b>	+ 505,747				
<b>Total Area</b>	x 2,967	<b>Indicated Value</b>	= 505,747				
<b>Adjusted Cost</b>	= 461,814	<b>Value Per SqFt</b>	170.46				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	505,747		
<b>Lot Value</b>			
<b>Indicated Value</b>	505,747	170.46	Per SqFt
<b>Agland Value</b>	5,406		
<b>Site Improvements</b>	153,906		
<b>Total Value</b>	1,170,806	394.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	134009	21x13		273	35.32		9,642
PRCH	SLAB PORCH - COVERED	134010	60		60	36.46		2,188
PATO	SLAB PORCH - OPEN	134011	179		179	14.25		2,551
PRCH	SLAB PORCH - COVERED	134012	10x4		40	36.54		1,462
PATO	SLAB PORCH - OPEN	134013	6x4		24	15.22		365
PRCH	SLAB PORCH - COVERED	134014	153		153	35.97		5,503



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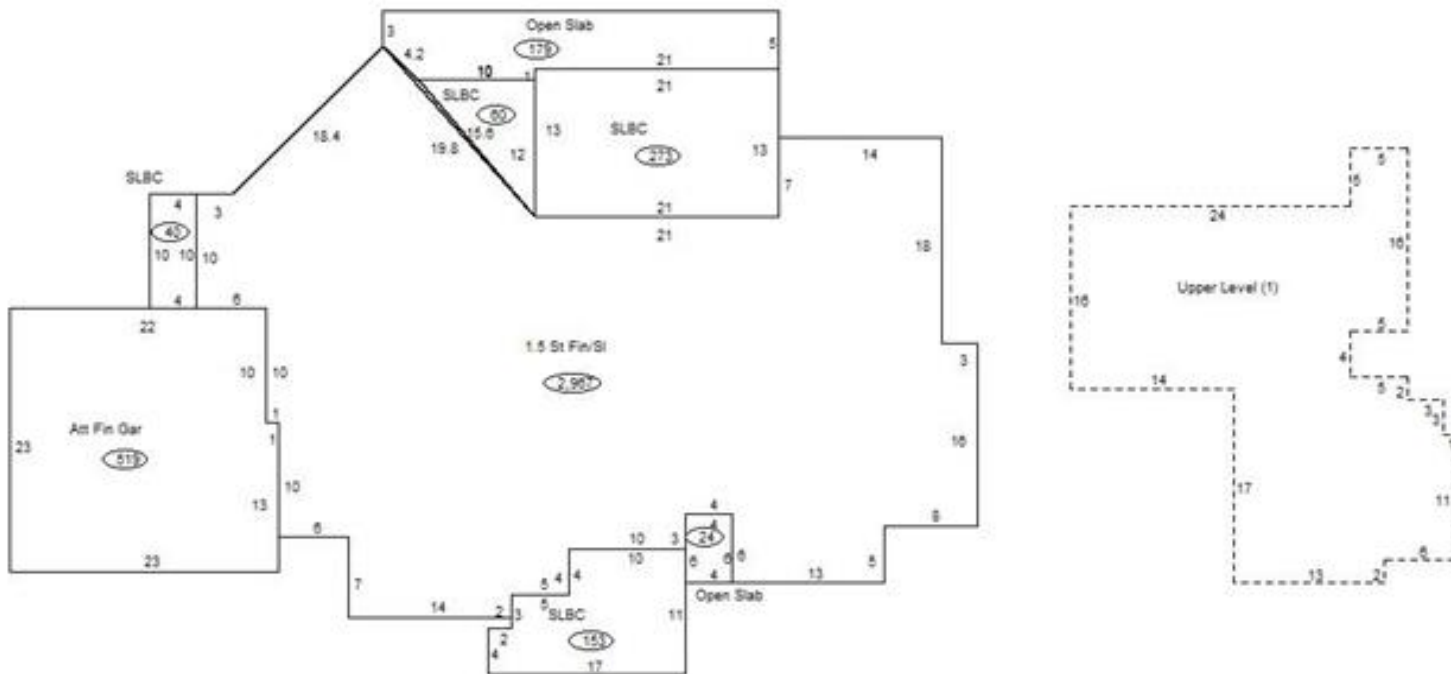
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,194	1.352	2,967
2	G	5		13	Att Fin Gar	519	1.000	519
3	M	PRCH		13	SLBC	273	1.000	273
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	179	1.000	179
6	M	PRCH		13	SLBC	40	1.000	40
7	M	PATO		13	Open Slab	24	1.000	24
8	M	PRCH		13	SLBC	153	1.000	153
9	U	^UL		13	Upper Level (1)	773	1.000	773
<b>Total Building Area</b>						<b>2,194</b>		<b>2,967</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		60x45x12	Gravel	Formed Metal	2,700
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.89 x 2,700)	53,703		53,703	4,833	48,870
	UTIL SHOP BUILDING		40x40x12	Concrete	Formed Metal	1,600
	Qual 4	Cond 3	Year 2017	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.99 x 1,600)	54,384	59,176	113,560	14,763	98,797
	LNT0 LEAN TO - ATTACHED		40x12x10	Concrete	Formed Metal	480
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.30 x 480)	6,384		6,384	2,617	3,767
	LNT0 LEAN-TO		40x12x10	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.73 x 480)	4,190		4,190	1,718	2,472



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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	NTV PST	51			29.460	122	122	3,606	3,606
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			7.265	54	54	392	392
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.523	168	168	1,264	1,264
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.752	192	192	144	144
<b>NTV PST Totals</b>						45.000			5,406	5,406
<b>Total Agland</b>						45.000			5,406	5,406