



# 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> 660000678 <b>Parcel ID</b> 22N14E-01-4-00000-000-0000 <b>Cadastral ID</b> 01-22-14-02300 <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> 322133 SHANNON, JOHN R & CYNTHIA ANN TRUSTEES  3601 E 420 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 03601 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 14 / 4 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.40989510 -95.76519248																																																																																																																
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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	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,865 / 1,865
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	437 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 23

\\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	88.11	Total Misc Impr	+	3,759	
Roofing Adj	+ 3.63	Garage Cost	+	10,562	
Subfloor Adj	+ 2.15	Total RCN	=	211,396	
Heat/Cool Adj	+ 5.00	Depreciation ( 33%)	-	69,761	
Plumbing Adj	+ 6.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	141,635	
Adj Base Cost	= 105.67	Lot Value	+		
Total Area	x 1,865	Indicated Value	=	141,635	
Adjusted Cost	= 197,075	Value Per SqFt		75.94	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,635		
Lot Value			
Indicated Value	141,635	75.94	Per SqFt
Agland Value	1,680		
Site Improvements	35,677		
Total Value	178,992	95.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	2036	6x5		30	10.24		307
PATO	SLAB PORCH - OPEN	116602	30x15		450	7.67		3,452



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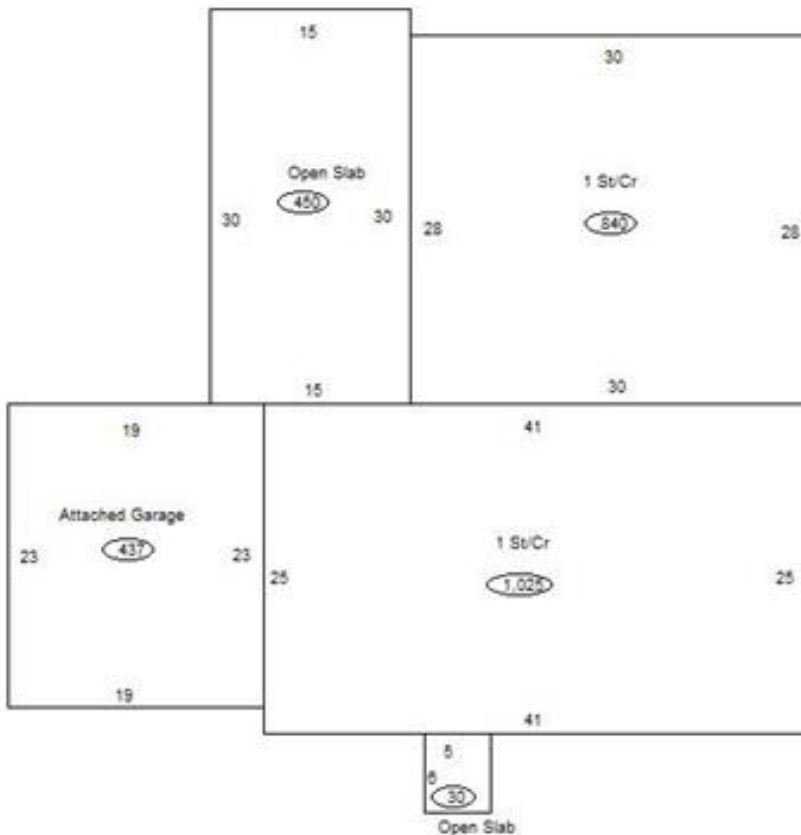
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,025	1.000	1,025
2	G	1		13	Attached Garage	437	1.000	437
3	M	PATO		13	Open Slab	30	1.000	30
4	R	1	Crawl	13	1 St/Cr	840	1.000	840
5	M	PATO		13	Open Slab	450	1.000	450
<b>Total Building Area</b>						<b>1,865</b>		<b>1,865</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	58x40x0			2,320	
	Qual	Cond	Year	2017	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.79 x 2,320)	22,713			22,713	2,271	20,442
	BARN	BARN	0x0x0			1,500	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.80 x 1,500)	14,700			14,700	5,145	9,555
	BARN	BARN	0x0x0			1,740	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.47 x 1,740)	16,478			16,478	13,182	3,296
	LT	LEAN-TO	0x0x0			580	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 580)	1,694			1,694	1,355	339
	LF	LOAFING SHED	0x0x0			800	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 800)	3,408			3,408	1,704	1,704
	LF	LOAFING SHED	0x0x0			400	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 400)	1,704			1,704	1,363	341



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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%	IMP PST	60			10.000	168	168	1,680	1,680
<b>IMP PST Totals</b>						10.000			1,680	1,680
<b>Total Agland</b>						10.000			1,680	1,680