



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:26:53
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Assessment Data					Primary Image																																																																																																																				
Account 660000683 Parcel ID 22N14E-01-3-00000-000-0000 Cadastral ID 01-22-14-02800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 346988 BEARD, MELISSA 3221 E 420 RD OOLOGAH OK 74053-0000 Parcel Location Situs 03221 E 420 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 1 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/10/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.40943378 -95.77136868 SW SW SE SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.6069		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	113,558.00 x .80 = 90,695		
Factor Value			
Adjustments	1.1854		
Lot Value	107,514		



DTGF 8/10/2020

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	/

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	+ 0				
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	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 107,514				
Total Area	x	Indicated Value	= 107,514				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	107,514		
Indicated Value	107,514	0.00	Per SqFt
Agland Value			
Site Improvements	3,686		
Total Value	111,200	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	
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	5,530	3,686
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						



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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		C:\Users\TS\Pictures\2016-03-22 03-22-2016\03-22-2016 044.JPG 3/23/2016						
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent 0.00						
Type	6 Mobile Home 60 x 28	Indicated Value						
Condition	5 - Very Good	Multiple Regression						
Quality	5.4 - Very Good	MRA Code						
Architecture	6 MS ADJ	Adusted R						
Style	100% Double Wide	Indicated Value						
Exterior Wall	100% Frame, Siding, Vinyl	Direct Comparables						
Base/Total Area	1,680 / 1,680	Selection Model 1 Res						
Style	100% Double Wide	Adjustment Model A2 AO Test						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	14 Metal, Ribbed	Indicated Value						
Area on Slab	0	Value Reconciliation						
Fixture/RghIn	/	Selected Approach Cost Approach						
Bed/F/H Bath	/ /	Improvements 79,801						
Basement Area		Lot Value						
Garage Type		Indicated Value 79,801 47.50 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	1992 / 15	Site Improvements						
Cost Approach		Total Value 79,801 47.50 Total Value Per SqFt						
Manual : 01/2025								
Base Cost	46.98	Total Misc Impr	+ 0					
Roofing Adj	+ 4.36	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 126,605					
Heat/Cool Adj	+ 4.36	Depreciation (46%)	- 58,238					
Plumbing Adj	+ 19.66	Lump Sums	+ 11,434					
Basement Adj	+ 0.00	RCNLD	= 79,801					
Adj Base Cost	= 75.36	Lot Value	+ 79,801					
Total Area	x 1,680	Indicated Value	= 79,801					
Adjusted Cost	= 126,605	Value Per SqFt	47.50					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	123835	17x12		204	56.05		11,434



Rogers

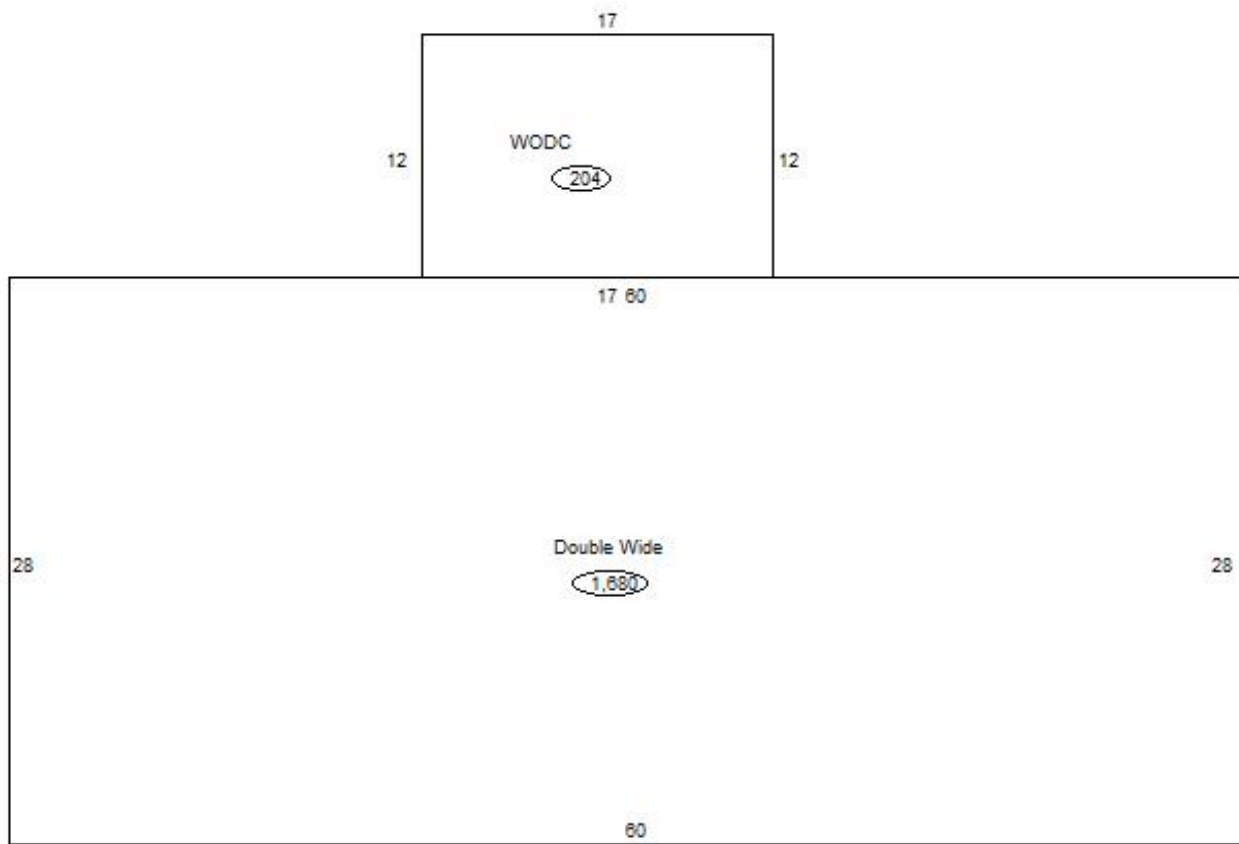
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,680	1.000	1,680
2	M	WODC		10	WODC	204	1.000	204
Total Building Area						1,680		1,680