



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 660001621 Parcel ID 22N16E-02-4-00000-000-0000 Cadastral ID 02-22-16-00500 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 13 - FOYIL/ NW FIRE Name ID 314297 PAYNE OPERATING CO LLC ET AL & NORMA JEAN PAYNE ROUPE 941 NE 49TH ST OKLAHOMA CITY OK 73105-0000 Parcel Location Situs 13865 S 4170 RD Subdivision Lot/Block / Parcel Size 180 - Acres Sec/Twn/Rng 2 / 22 / 16 / 4 Neighborhood 6040 - UNPLATTED School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41276183 -95.56936346																																																																																																																									
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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		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-10-27\IMG_001 10/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

Cost Approach				Manual : 01/2025			
Base Cost	85.42	Total Misc Impr	+ 5,864				
Roofing Adj	+ 3.94	Garage Cost	+ 0				
Subfloor Adj	+ 2.41	Total RCN	= 114,280				
Heat/Cool Adj	+ 0.73	Depreciation (80%)	- 91,424				
Plumbing Adj	+ 4.30	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 22,856				
Adj Base Cost	= 96.80	Lot Value	+ 0				
Total Area	x 1,120	Indicated Value	= 22,856				
Adjusted Cost	= 108,416	Value Per SqFt	20.41				

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,856		
Lot Value			
Indicated Value	22,856	20.41	Per SqFt
Agland Value	8,269		
Site Improvements			
Total Value	31,125	27.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4406	23x8		184	20.03		3,686
PATO	SLAB PORCH - OPEN	4407	28x10		280	7.78		2,178



Rogers

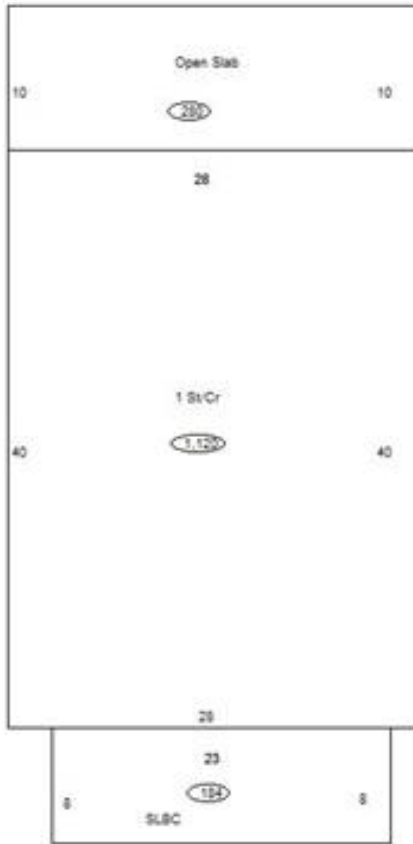
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Sketch Image

660001621



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,120	1.000	1,120
2	M	PRCH		10	SLBC	184	1.000	184
3	M	PATO		10	Open Slab	280	1.000	280
Total Building Area						1,120		1,120



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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	TMBR	51			11.143	92	92	1,023	1,023
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.672	63	63	231	231
RS	ROUGH STONY LAND	TMBR	20			11.473	36	36	413	413
SM	STRIP MINES	TMBR	10			76.298	18	18	1,373	1,373
TMBR Totals						102.586			3,040	3,040
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			32.000	122	122	3,917	3,917
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			1.707	84	84	143	143
RS	ROUGH STONY LAND	NTV PST	20			5.000	48	48	240	240
SM	STRIP MINES	NTV PST	10			38.707	24	24	929	929
NTV PST Totals						77.414			5,229	5,229
Total Agland						180.000			8,269	8,269