



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:47:47
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Assessment Data					Primary Image				
Account	660001668								
Parcel ID	23N15E-02-1-00000-000-0000								
Cadastral ID	02-23-15-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	272897								
HARMON RANCH LLC									
8381 S 4130 RD									
TALALA OK 74080-0000									
Parcel Location									
Situs	08505 E 360 RD								
Subdivision									
Lot/Block	/	Parcel Size	642.4 - Acres						
Sec/Twn/Rng	2 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description	Lat/Long: 36.50298201 -95.67766937				Building Permits				
ALL OF SECTION					Number	Description	Opened	Closed	Amount
					R13	R13-PER REVAL ENCLOSING CP-2ND	06/2012	10/2012	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1202/380	HARMON, RICK E &	11/18/1999	0	No
					1103/253	HAGAR, VIRGINIA W	03/12/1998	1,520,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	1999	Land Value	86,868	86,868	11%	9,555	Assessed	43,900	4,749.17
Year Frozen	0	Improvements	491,886	312,224		34,345	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	578,754	399,092		43,900	Total Taxable	43,900	4,749.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001668	HARMON RANCH LLC			10	545,024	0	42,621	4,611.00
2024	2024-660001668	HARMON RANCH LLC			10	420,101	0	41,380	4,334.00
2023	2023-660001668	HARMON RANCH LLC			10	365,227	0	40,174	4,178.00
2022	2022-660001668	HARMON RANCH LLC			10	352,494	0	38,774	4,014.00
2021	2021-660001668	HARMON RANCH LLC			10	344,742	0	37,881	3,949.00
2020	2020-660001668	HARMON RANCH LLC			10	341,334	0	36,778	3,891.00
2019	2019-660001668	HARMON RANCH LLC			10	327,395	0	35,707	3,706.00
2018	2018-660001668	HARMON RANCH LLC			10	338,746	0	34,667	3,722.00
2017	2017-660001668	HARMON RANCH LLC			10	334,092	0	33,658	3,827.00
2016	2016-660001668	HARMON RANCH LLC			10	292,431	0	32,167	3,331.00
2015	2015-660001668	HARMON RANCH LLC			10	287,646	0	31,641	3,100.00
2014	2014-660001668	HARMON RANCH LLC			10	293,833	0	31,078	3,041.00
2013	2013-660001668	HARMON RANCH LLC			10	285,928	0	30,173	2,855.00



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Lot Data	Units-Buildable - OOLOGAH RURAL (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 - Average
Quality	3.5 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,520
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.96	Total Misc Impr	+ 11,418	Roofing Adj	+ 6.53	Garage Cost	+ 17,548
Subfloor Adj	+ -3.58	Total RCN	= 231,172	Heat/Cool Adj	+ 14.47	Depreciation (53%)	- 122,521
Plumbing Adj	+ 7.65	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 108,651
Adj Base Cost	= 133.03	Lot Value	+ 108,651	Total Area	x 1,520	Indicated Value	= 108,651
Adjusted Cost	= 202,206	Value Per SqFt	71.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,651		
Lot Value			
Indicated Value	108,651	71.48	Per SqFt
Agland Value	86,868		
Site Improvements	235,050		
Total Value	430,569	283.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4490	198		198	28.81		5,704
PRCH	SLAB PORCH - COVERED	4491	20x3		60	29.34		1,760
PATO	SLAB PORCH - OPEN	131219	408		408	9.69		3,954

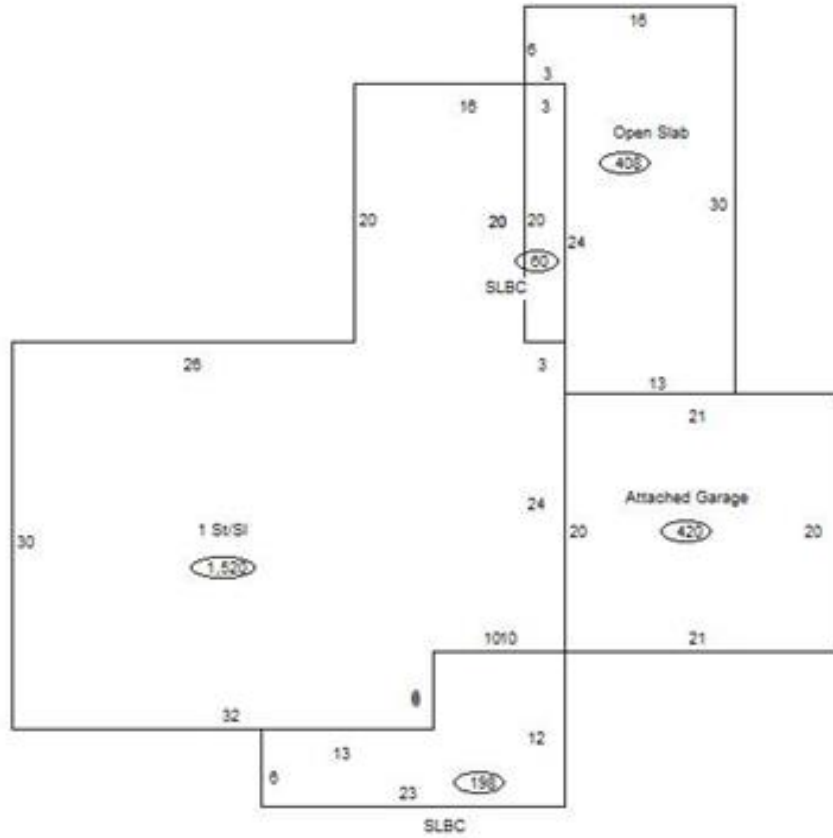


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	198	1.000	198
2	M	PRCH		13	SLBC	60	1.000	60
3	G	1		13	Attached Garage	420	1.000	420
4	R	1	Slab	13	1 St/SI	1,520	1.000	1,520
5	M	PATO		13	Open Slab	408	1.000	408
Total Building Area						1,520		1,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x30x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (31.86 x 720)		22,939		22,939	1,147	21,792
	EQSH	Equipment Shed	34x24x10	Dirt	Formed Metal	816
	Qual 3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (20.88 x 816)		17,038		17,038	2,556	14,482
	SHDS	Shed - Small	10x32x8	Plank	Formed Metal	320
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ 0% Func)		RCNLD
Base Cost (21.70 x 320)		6,944		6,944	2,083	4,861
	EQSH	Equipment Shed	68x30x10	Dirt	Formed Metal	2,040
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (17.87 x 2,040)		36,455		36,455	5,468	30,987
	LOAF	Loafing Shed	36x10x8	Dirt	Formed Metal	360
	Qual 3.5	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (8.02 x 360)		2,887		2,887	1,068	1,819
	LOAF	Loafing Shed	18x12x8	Dirt	Formed Metal	216
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 216)		1,538		1,538	569	969
	BNGP	Barn - General Purpose	40x60x10	Dirt	Formed Metal	2,400
	Qual 3	Cond 3	Year 2012	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 0% Func)		RCNLD
Base Cost (19.05 x 2,400)		45,720		45,720	18,288	27,432



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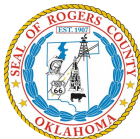
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	60x40x8	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ 0% Func)	RCNLD
	Base Cost (26.21 x 2,400)		62,904	62,904	13,839	49,065
	LOAF	Loafing Shed	24x12x8	Dirt	Formed Metal	288
	Qual 3.5	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (8.02 x 288)		2,310	2,310	1,063	1,247
	BNGP	Barn - General Purpose	27x66x8	Dirt	Galvanized Metal	1,782
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ 0% Func)	RCNLD
	Base Cost (18.28 x 1,782)		32,575	32,575	27,689	4,886
	BNGP	Barn - General Purpose	50x100x18	Dirt	Formed Metal	5,000
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ 0% Func)	RCNLD
	Base Cost (21.86 x 5,000)		109,300	109,300	32,790	76,510
	SHIP	Shipping/Storage Container	8x20x8	Plank		160
	Qual 3	Cond 0	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.25 x 160)		1,000	1,000		1,000



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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 Adjustments Lot Value																																							
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture TRAD TRADITIONAL Style 100% 1 1/2 Story Finished Exterior Wall 100% Rustic Log Base/Total Area 936 / 1,201 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 936 Fixture/RghIn 4 / Bed/F/H Bath 1 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 2012 / 11				\\tsclient\C\Users\CB\Pictures\2020-03-04\IMG_0022.JPG 3/4/2020																																			
Cost Approach		GRM Approach																																					
Manual : 01/2025		GRM Code Gross Rent 0.00 Indicated Value																																					
<table border="0"> <tr> <td>Base Cost</td><td>103.87</td><td>Total Misc Impr</td><td>+ 17,768</td></tr> <tr> <td>Roofing Adj</td><td>+ 4.12</td><td>Garage Cost</td><td>+ 166,500</td></tr> <tr> <td>Subfloor Adj</td><td>+ -1.91</td><td>Total RCN</td><td>= 18,315</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 12.64</td><td>Depreciation (11%)</td><td>- 0</td></tr> <tr> <td>Plumbing Adj</td><td>+ 5.12</td><td>Lump Sums</td><td>+ 148,185</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>= 148,185</td></tr> <tr> <td>Adj Base Cost</td><td>= 123.84</td><td>Lot Value</td><td>+ 148,185</td></tr> <tr> <td>Total Area</td><td>x 1,201</td><td>Indicated Value</td><td>= 148,185</td></tr> <tr> <td>Adjusted Cost</td><td>= 148,732</td><td>Value Per SqFt</td><td>123.38</td></tr> </table>		Base Cost	103.87	Total Misc Impr	+ 17,768	Roofing Adj	+ 4.12	Garage Cost	+ 166,500	Subfloor Adj	+ -1.91	Total RCN	= 18,315	Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 0	Plumbing Adj	+ 5.12	Lump Sums	+ 148,185	Basement Adj	+ 0.00	RCNLD	= 148,185	Adj Base Cost	= 123.84	Lot Value	+ 148,185	Total Area	x 1,201	Indicated Value	= 148,185	Adjusted Cost	= 148,732	Value Per SqFt	123.38	Multiple Regression MRA Code Adjusted R Indicated Value	
Base Cost	103.87	Total Misc Impr	+ 17,768																																				
Roofing Adj	+ 4.12	Garage Cost	+ 166,500																																				
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Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 0																																				
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Basement Adj	+ 0.00	RCNLD	= 148,185																																				
Adj Base Cost	= 123.84	Lot Value	+ 148,185																																				
Total Area	x 1,201	Indicated Value	= 148,185																																				
Adjusted Cost	= 148,732	Value Per SqFt	123.38																																				
		Direct Comparables																																					
		Selection Model A Adam Test Adjustment Model A2 AO Test Comparables Indicated Value																																					
		Value Reconciliation																																					
		Selected Approach Cost Approach Improvements 148,185 Lot Value 148,185 123.38 Per SqFt Agland Value Site Improvements Total Value 148,185 123.38 Total Value Per SqFt																																					

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	115922	36x10		360	28.53	10,271
PRCH	SLAB PORCH - COVERED	115923	36x8		288	26.03	7,497



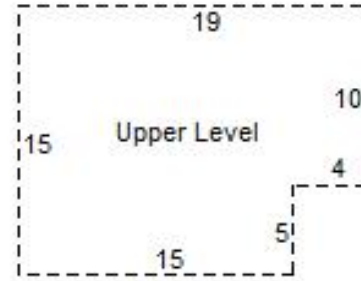
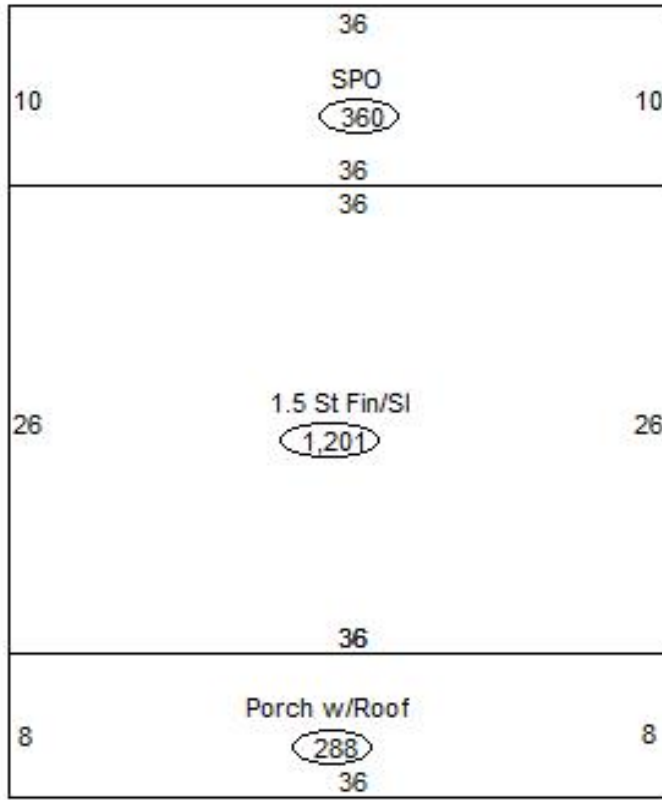
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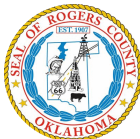
Sketch Image

660001668



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/Sl	936	1.283	1,201
2	U	^UL		13	Upper Level	265	1.000	265
3	M	EPKS		13	Screen Porch	360	1.000	360
4	M	PRCH		13	SLBC	288	1.000	288
Total Building Area						936		1,201



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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	NTV PST	30			5.000	72	72	360	360
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			71.000	108	108	7,668	7,668
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			141.000	192	192	27,072	27,072
SO	SOGN SOILS	NTV PST	15			191.000	36	36	6,876	6,876
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			40.000	187	187	7,488	7,488
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			42.000	182	182	7,661	7,661
NTV PST Totals						490.000			57,125	57,125
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			22.000	84	84	1,848	1,848
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			8.000	126	126	1,008	1,008
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			75.000	224	224	16,800	16,800
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76			47.400	213	213	10,087	10,087
IMP PST Totals						152.400			29,743	29,743
Total Agland						642.400			86,868	86,868