



# 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	660002552				<p>\\tsclient\C\Users\CB\Pictures\2020-03-04\IMG_0036.JPG 3/4/2020</p>				
Parcel ID	23N15E-03-1-00000-000-0000								
Cadastral ID	03-23-15-00100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	257884								
BATES, ROBERT W & LINDA A									
PO BOX 182 TALALA OK 74080-0000									
Parcel Location									
Situs	07494 E 350 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	3 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description	Lat/Long: 36.50986025 -95.69511567				Building Permits				
TR IN W2 NE DESC BEG NW/C THEREOF; N88.4209E 330'; S01.2430E 330.62'; S88.4319W 330.02'; N01.2500W 330.12' TO POB.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2156/8 822/578	BROWN, MAC H & BETTY ANN	01/25/2011	123,000 36,000	4 No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	560	560	62	Assessed	22,894	2,476.71	
Year Frozen	0	Improvements	275,127	207,562	22,832	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-94.00	
TIF Project ID	0	Total Value	275,687	208,122	22,894	Total Taxable	21,894	2,383.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002552	BATES, ROBERT W & LINDA A	10	266,065	1000	21,227	2,310.00		
2024	2024-660002552	BATES, ROBERT W & LINDA A	10	245,006	1000	20,580	2,169.00		
2023	2023-660002552	BATES, ROBERT W & LINDA A	10	207,903	1000	19,951	2,089.00		
2022	2022-660002552	BATES, ROBERT W & LINDA A	10	205,424	1000	19,341	2,015.00		
2021	2021-660002552	BATES, ROBERT W & LINDA A	10	187,198	1000	18,749	1,969.00		
2020	2020-660002552	BATES, ROBERT W & LINDA A	10	174,302	1000	18,174	1,936.00		
2019	2019-660002552	BATES, ROBERT W & LINDA A	10	182,603	1000	19,087	1,995.00		
2018	2018-660002552	BATES, ROBERT W & LINDA A	10	189,116	1000	19,802	2,140.00		
2017	2017-660002552	BATES, ROBERT W & LINDA A	10	187,538	1000	19,629	2,245.00		
2016	2016-660002552	BATES, ROBERT W & LINDA A	10	184,174	1000	19,064	1,988.00		
2015	2015-660002552	BATES, ROBERT W & LINDA A	10	179,982	1000	18,479	1,823.00		
2014	2014-660002552	BATES, ROBERT W & LINDA A	10	181,479	1000	17,912	1,765.00		
2013	2013-660002552	BATES, ROBERT W & LINDA A	10	171,303	1000	17,362	1,654.00		



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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,546 / 2,546
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,546
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	870 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

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

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

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	97.39	Total Misc Impr	+ 11,305
Roofing Adj	+ 4.50	Garage Cost	+ 32,486
Subfloor Adj	+ -2.15	Total RCN	= 345,416
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 79,446
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 265,970
Adj Base Cost	= 118.47	Lot Value	+ 104.47
Total Area	x 2,546	Indicated Value	= 265,970
Adjusted Cost	= 301,625	Value Per SqFt	104.47

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	265,970		
Lot Value			
Indicated Value	265,970	104.47	Per SqFt
Agland Value	560		
Site Improvements	9,157		
Total Value	275,687	108.28	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6763	19x6		114	26.57		3,029
PATO	SLAB PORCH - OPEN	6765	30x10		300	8.87		2,661



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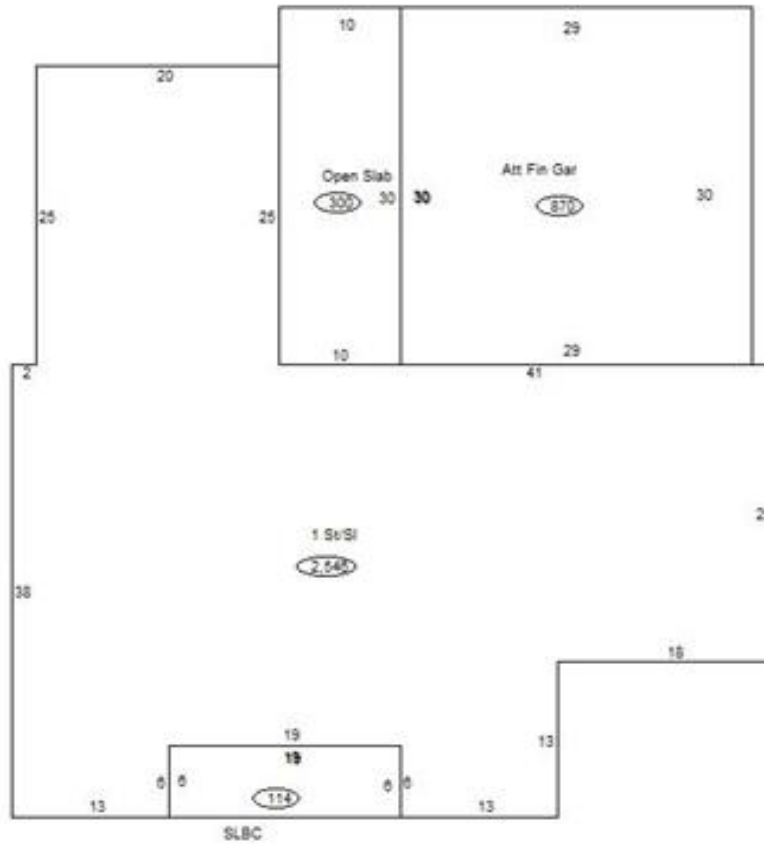
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	870	1.000	870
2	M	PRCH		13	SLBC	114	1.000	114
3	R	1	Slab	13	1 St/SI	2,546	1.000	2,546
4	M	PATO		13	Open Slab	300	1.000	300
<b>Total Building Area</b>						2,546		2,546



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x12x6	Plank	Composition Shingle	240	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.62 x 240)		5,429		5,429	1,249	4,180
	SHDS	Shed - Small	20x12x6	Plank	Composition Shingle	240	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.62 x 240)		5,429		5,429	1,249	4,180
	LOAF	Loafing Shed	20x10x6	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 200)		1,424		1,424	627	797



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			2.500	224	224	560	560
<b>IMP PST Totals</b>						2.500			560	560
<b>Total Agland</b>						2.500			560	560