



# 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> 660002555 <b>Parcel ID</b> 23N15E-03-4-00000-000-0000 <b>Cadastral ID</b> 03-23-15-00300 <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> 341153 BARNES, JACK & NIKKI J REVOCABLE TRUST  PO BOX 216 TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 07550 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 3 / 23 / 15 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-03-04\IMG_0050.JPG 3/4/2020</p>														
<b>Legal Description</b> Lat/Long: 36.50123259 -95.69117222																			
N2 SE					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	BARNES, JACK & NIKKI	03/30/2023	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	15,725	15,725	11%	1,730	<b>Assessed</b>	20,617	2,230.38										
Year Frozen	0	<b>Improvements</b>	285,579	171,691		18,887	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00										
TIF Project ID	0	<b>Total Value</b>	301,304	187,416		20,617	<b>Total Taxable</b>	19,617	2,136.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002555	BARNES, JACK & NIKKI J			10	272,596	1000	19,016	2,071.00										
2024	2024-660002555	BARNES, JACK & NIKKI J			10	206,419	1000	18,433	1,944.00										
2023	2023-660002555	BARNES, JACK & NIKKI J			10	171,514	1000	17,867	1,872.00										
2022	2022-660002555	BARNES, JACK			10	171,463	1000	17,692	1,845.00										
2021	2021-660002555	BARNES, JACK			10	166,534	1000	17,147	1,801.00										
2020	2020-660002555	BARNES, JACK			10	160,989	1000	16,619	1,772.00										
2019	2019-660002555	BARNES, JACK			10	155,502	1000	16,105	1,685.00										
2018	2018-660002555	BARNES, JACK			10	162,300	1000	15,700	1,700.00										
2017	2017-660002555	BARNES, JACK			10	159,895	1000	15,214	1,743.00										
2016	2016-660002555	BARNES, JACK			10	154,865	1000	14,742	1,541.00										
2015	2015-660002555	BARNES, JACK			10	151,143	1000	14,283	1,412.00										
2014	2014-660002555	BARNES, JACK			10	153,003	1000	13,839	1,366.00										
2013	2013-660002555	BARNES, JACK			10	147,572	1000	13,407	1,281.00										



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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 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

Cost Approach		Manual : 01/2025	
Base Cost	103.76	Total Misc Impr	+ 24,078
Roofing Adj	+ 4.59	Garage Cost	+
Subfloor Adj	+ -2.19	Total RCN	= 242,146
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	- 111,387
Plumbing Adj	+ 5.81	Lump Sums	+ 11,108
Basement Adj	+ 0.00	RCNLD	= 141,867
Adj Base Cost	= 124.61	Lot Value	+
Total Area	x 1,750	Indicated Value	= 141,867
Adjusted Cost	= 218,068	Value Per SqFt	81.07

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	141,867	
Lot Value		
Indicated Value	141,867	81.07 Per SqFt
Agland Value	15,725	
Site Improvements	143,712	
Total Value	301,304	172.17 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
WODC	WOOD DECK - COVERED	6774		222	222	36.61		8,127
WODO	WOOD DECK - OPEN	6775	14x12		168	23.66	25%	2,981
EPSW	ENCLOSED PORCH - SOLID WALL	6776	20x15		300	68.33		20,499
PRCH	SLAB PORCH - COVERED	6777	15x9		135	26.51		3,579



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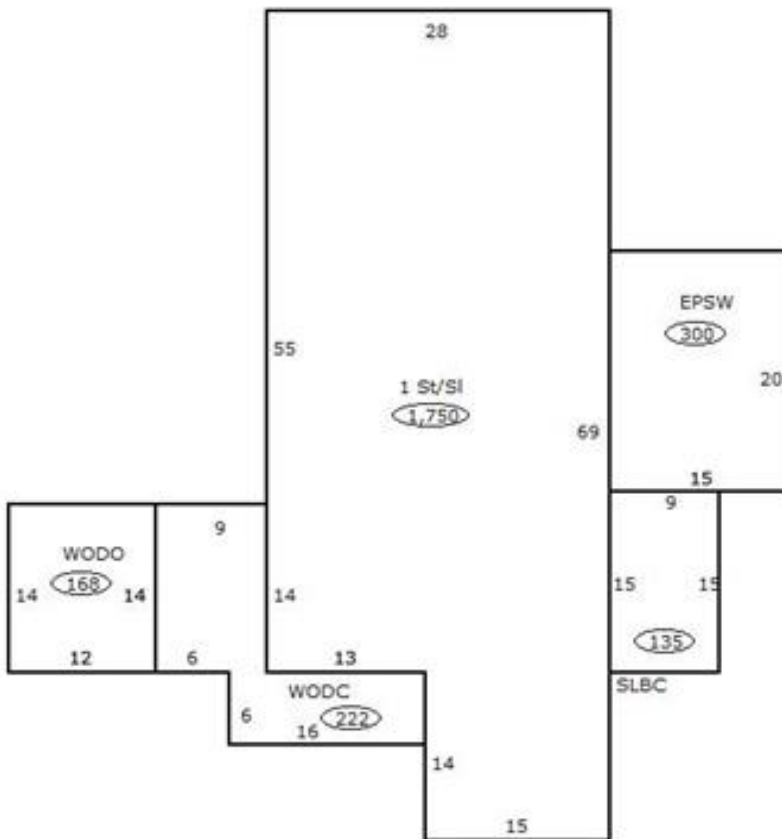
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,750	1.000	1,750
2	M	WODC		13	WODC	222	1.000	222
3	M	WODO		13	WODO	168	1.000	168
4	M	EPSW		13	EPSW	300	1.000	300
5	M	PRCH		13	SLBC	135	1.000	135
<b>Total Building Area</b>						<b>1,750</b>		<b>1,750</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	54x46x8	Concrete	Formed Metal	2,484	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Interior Finish (Residential)		Finished Area	Fixture Count	44,078		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.00 x 2,484)		64,584	44,078	108,662	16,299	92,363	
	PRCH	Porch	8x20x8	Concrete	Formed Metal	160	
	Qual	3.5	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.96 x 160)		4,634		4,634	2,039	2,595
	UTIL	Shop Building	30x30x12	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (30.93 x 900)		27,837		27,837		27,837
	SHDS	Shed - Small	16x24x6	Concrete	Formed Metal	384	
	Qual	4	Cond 2	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.00 x 384)		8,448		8,448	5,153	3,295
	BNGP	Barn - General Purpose	50x60x8	Dirt	Galvanized Metal	3,000	
	Qual	3	Cond 3	Year 1998	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (16.36 x 3,000)		49,080		49,080	31,902	17,178
	LT	LEAN-TO	8x20x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 160)		467		467	23	444



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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	IMP PST	30		0	13.000	84	84	1,092	1,092
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	30.000	224	224	6,720	6,720
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	1.000	252	252	252	252
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	36.000	213	213	7,661	7,661
<b>IMP PST Totals</b>						80.000			15,725	15,725
<b>Total Agland</b>						80.000			15,725	15,725