



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003349 Parcel ID 23N15E-04-4-00000-000-0000 Cadastral ID 04-23-15-00200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345469 THE WAUGH FAMILY REVOCABLE LIVING TRUST JOHN & DEBORAH WAUGH-TRUSTEES 7700 S 4100 RD TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 07700 S 4100 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 4 / 23 / 15 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49974256 -95.70646268					Building Permits <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>R2017 02 12</td> <td>R18-NEW 2400 SQ FT POLE BARN 40X</td> <td>02/2017</td> <td>12/2017</td> <td>33,440</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 02 12	R18-NEW 2400 SQ FT POLE BARN 40X	02/2017	12/2017	33,440																																																																																																						
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Lot Data		Square-Foot - NBHD 4030 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	217,800.00 x .38 = 82,764	
Factor Value		
Adjustments	1.0000	
Lot Value	82,764	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,955 / 2,930
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,955
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	628 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	473,991 161.77 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	311,351
Lot Value	82,764
Indicated Value	394,115 134.51 Per SqFt
Agland Value	
Site Improvements	117,817
Total Value	511,932 174.72 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.10	Total Misc Impr	+	24,303
Roofing Adj	+ 3.61	Garage Cost	+	29,855
Subfloor Adj	+ -2.29	Total RCN	=	404,352
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	93,001
Plumbing Adj	+ 7.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	311,351
Adj Base Cost	= 119.52	Lot Value	+	82,764
Total Area	x 2,930	Indicated Value	=	394,115
Adjusted Cost	= 350,194	Value Per SqFt		134.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	8430		174	174	28.91		5,030
PRCH	SLAB PORCH - COVERED	8431		242	242	28.66		6,936
PRCH	SLAB PORCH - COVERED	8432		12x10	120	29.13		3,496
PATO	SLAB PORCH - OPEN	145973		17x12	204	11.82		2,411



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x40x10	Concrete	Formed Metal	1,200	
	Qual 3	Cond 3	Year 2018	Eff Age 6			
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 0% Func)	RCNLD	
		Base Cost (30.80 x 1,200)	36,960		36,960	7,392	29,568
	SHDS	Shed - Small	8x40x6	Concrete	Formed Metal	320	
	Qual 4	Cond 3	Year 2018	Eff Age 6			
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 0% Func)	RCNLD	
		Base Cost (21.44 x 320)	6,861		6,861	1,372	5,489
	LNT0	Lean To - Attached	28x8x8	Concrete	Formed Metal	224	
	Qual 4	Cond 3	Year 2018	Eff Age 6			
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (18.20 x 224)	4,077		4,077	1,508	2,569
	LNT0	Lean To - Attached	30x7x8	Concrete	Formed Metal	210	
	Qual 3	Cond 3	Year 2018	Eff Age 6			
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (14.52 x 210)	3,049		3,049	1,128	1,921
	UTIL	Shop Building	60x40x10	Concrete	Formed Metal	2,400	
	Qual 4	Cond 3	Year 2017	Eff Age 7			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD	
		Base Cost (29.45 x 2,400)	70,680		70,680		70,680
	GRDT	Garage - Detached	18x20x8	Concrete	Composition Shingle	360	
	Qual 2	Cond 3	Year 2016	Eff Age 8			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (20.67 x 360)	7,441		7,441	1,116	6,325
	PCPT	CARPORT DIRT	20x20x8	Concrete	Formed Metal	400	
	Qual 3	Cond 3	Year 2013	Eff Age 10			
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
		Base Cost (5.55 x 400)	2,220		2,220	955	1,265