



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:14
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Assessment Data					Primary Image																																																																																																																				
Account 660004540 Parcel ID 22N15E-05-1-00000-000-0000 Cadastral ID 05-22-15-02900 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 312340 FRIEND, CHERYL L & FREDRIC 5890 E JODIS PL OOLOGAH OK 74053-0000 Parcel Location Situs 05890 E JODIS PL Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 5 / 22 / 15 / 1 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0039.JPG 4/7/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41924323 -95.72420092 W 200' E 633' S 269.73' N 319.73' SE NE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																												
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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size			
Lot Count			
Units Buildable	1.25		
Non-Ag Acres	1.16		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	50,529.00 x .56 = 28,227		
Factor Value			
Adjustments	1.0000		
Lot Value	28,227		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,565 / 1,565
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,561	109.62	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.08	Total Misc Impr	+ 12,470				
Roofing Adj	+ 4.29	Garage Cost	+ 16,933				
Subfloor Adj	+ 1.18	Total RCN	= 224,543				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 116,762				
Plumbing Adj	+ 6.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 107,781				
Adj Base Cost	= 124.69	Lot Value	+ 28,227				
Total Area	x 1,565	Indicated Value	= 136,008				
Adjusted Cost	= 195,140	Value Per SqFt	86.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,781		
Lot Value	28,227		
Indicated Value	136,008	86.91	Per SqFt
Agland Value			
Site Improvements	2,310		
Total Value	138,318	88.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11768	11x4		44	24.13		1,062
PATO	SLAB PORCH - OPEN	11769	23x11		253	9.14		2,312
PATO	SLAB PORCH - OPEN	11770	41x12		492	8.13		4,000



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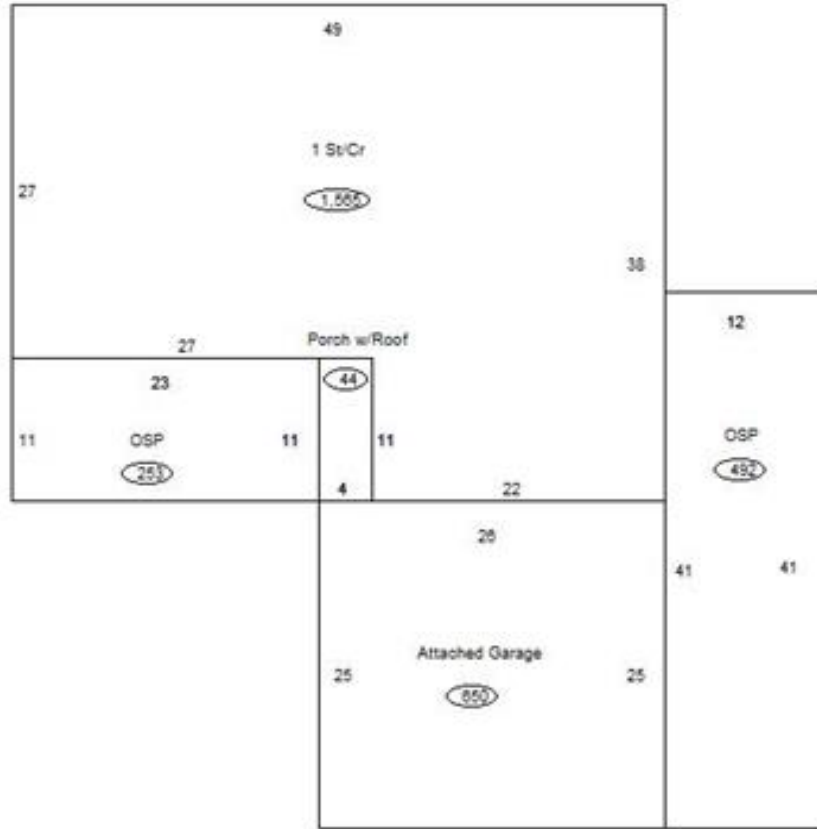
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Sketch Image

660004540



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,565	1.000	1,565
2	G	1		13	Attached Garage	650	1.000	650
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PATO		13	Open Slab	253	1.000	253
5	M	PATO		13	Open Slab	492	1.000	492
Total Building Area						1,565		1,565



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	22x30x0			660
	Qual	4	Cond 4	Year 2020	Eff Age	
				0		
				0		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (3.50 x 660)		2,310			2,310	2,310
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
				0		
				0		
				0		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)						