



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:37:30  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004548 <b>Parcel ID</b> 22N15E-05-3-00000-000-0000 <b>Cadastral ID</b> 05-22-15-03800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 273537 PLATNER, BARBARA JUSTIN REVOCABLE TRUST  PO BOX 614 COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 13781 S 4080 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.02 - Acres <b>Sec/Twn/Rng</b> 5 / 22 / 15 / 3 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41333334 -95.74005744																																																																																																																									
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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.02	
Non-Ag Acres	1.8043	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	78,594.00 x .47 = 36,646	
Factor Value		
Adjustments	1.0000	
Lot Value	36,646	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,862 / 1,862
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,862
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach		Manual : 01/2025	
Base Cost	106.69	Total Misc Impr	+ 16,643
Roofing Adj	+ 5.46	Garage Cost	+ 15,422
Subfloor Adj	+ -2.43	Total RCN	= 275,410
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 88,131
Plumbing Adj	+ 8.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,279
Adj Base Cost	= 130.69	Lot Value	+ 36,646
Total Area	x 1,862	Indicated Value	= 223,925
Adjusted Cost	= 243,345	Value Per SqFt	120.26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,095	120.89	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,279		
Lot Value	36,646		
Indicated Value	223,925	120.26	Per SqFt
Agland Value			
Site Improvements	6,144		
Total Value	230,069	123.56	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11779	30x6		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	119458	20x12		240	26.18		6,283
SHLT	STORM SHELTER			1 2024	1	0.00		



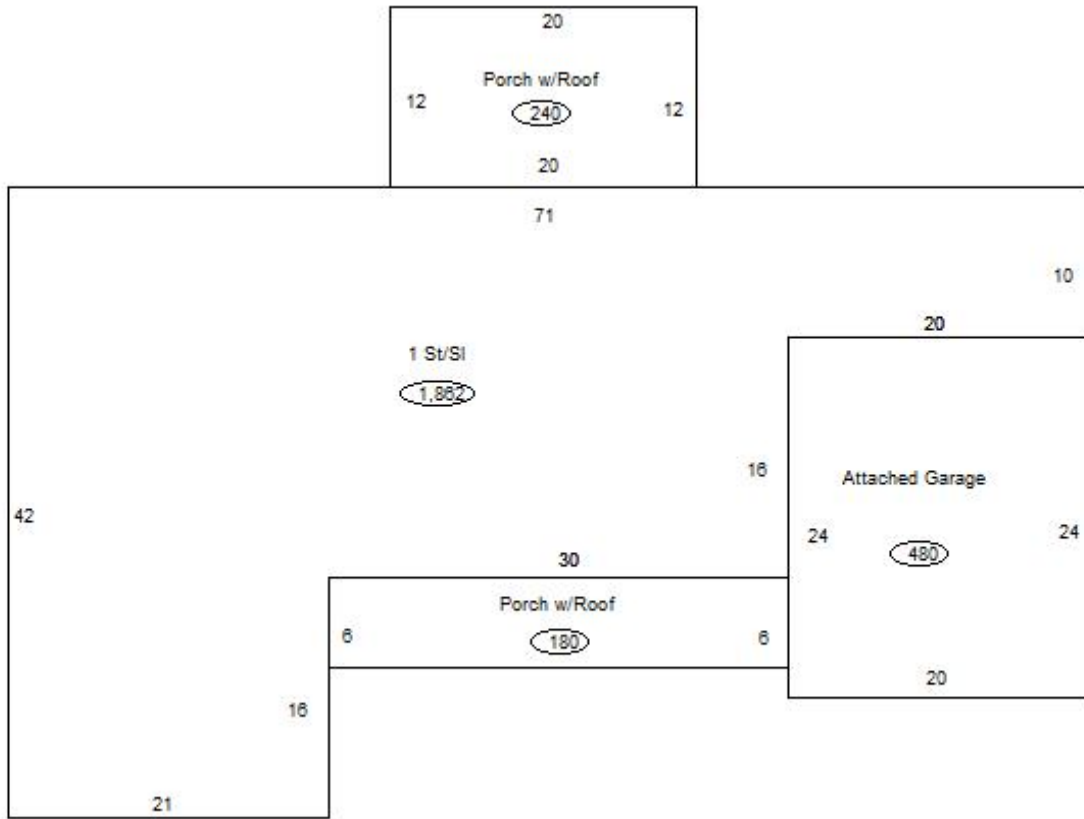
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Sketch Image

660004548



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,862	1.000	1,862
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,862		1,862



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			960	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 960)		15,360		15,360	9,216	6,144
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						