




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	660004550				 <p>C:\Users\RLN\Pictures\2018-02-13 02-13-18\02-13-18 036.JPG 2/14/2018</p>				
Parcel ID	22N15E-05-1-00000-000-0000								
Cadastral ID	05-22-15-04000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	343346								
MORRIS, KELLY SHAWN & FRANCES SIMS-MORRIS									
5850 E JODIS PL OOLOGAH OK 74053-0000									
Parcel Location									
Situs	05850 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								
Legal Description Lat/Long: 36.41923957 -95.72486511									
Building Permits									
W 200' E 833' S 269.73' N 319.73' OF SE NE									
Number	Description	Opened	Closed	Amount					
R24 169	NEW DTCH ACC BLDG 30X40	06/2024	10/2024	20,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RSDI LP	12/19/2023	135,000	YES					
/	COE, DEBORAH	10/18/2023	75,000	YES					
975/151	PILGRIM, DANIEL &	11/02/1994	26,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2024	Land Value	44,700	40,800	11%	4,488	Assessed	18,171	1,965.77
Year Frozen	2025	Improvements	136,273	124,384		13,683	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	180,973	165,184		18,171	Total Taxable	17,171	1,872.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004550	MORRIS, KELLY SHAWN &	10	166,155	1000	17,171	1,872.00		
2024	2024-660004550	MORRIS, KELLY SHAWN &	10	135,045	0	14,855	1,556.00		
2023	2023-660004550	COE, DEBORAH	10	101,651	1000	8,508	899.00		
2022	2022-660004550	COE, DEBORAH	10	103,917	1000	8,231	865.00		
2021	2021-660004550	COE, DEBORAH	10	109,942	1000	7,962	844.00		
2020	2020-660004550	COE, DEBORAH	10	111,451	1000	7,701	828.00		
2019	2019-660004550	COE, DEBORAH	10	99,904	1000	7,448	787.00		
2018	2018-660004550	COE, DEBORAH	10	106,382	1000	7,202	788.00		
2017	2017-660004550	COE, DEBORAH	10	105,539	1000	6,963	805.00		
2016	2016-660004550	COE, DEBORAH	10	102,857	1000	6,731	711.00		
2015	2015-660004550	COE, DEBORAH	10	99,749	1000	6,506	651.00		
2014	2014-660004550	COE, DEBORAH	10	103,208	1000	6,287	627.00		
2013	2013-660004550	COE, DEBORAH	10	99,316	1000	6,075	586.00		



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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size			
Lot Count			
Units Buildable	1.25		
Non-Ag Acres	1.2026		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,384.00 x .55 = 28,783		
Factor Value			
Adjustments	1.5530		
Lot Value	44,700		



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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	1,458 / 1,458
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	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,510	125.18	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.03	Total Misc Impr	+ 10,429
Roofing Adj	+ 4.38	Garage Cost	+ 13,282
Subfloor Adj	+ 1.19	Total RCN	= 209,212
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 108,790
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,422
Adj Base Cost	= 127.23	Lot Value	+ 44,700
Total Area	x 1,458	Indicated Value	= 145,122
Adjusted Cost	= 185,501	Value Per SqFt	99.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,422		
Lot Value	44,700		
Indicated Value	145,122	99.53	Per SqFt
Agland Value			
Site Improvements	35,851		
Total Value	180,973	124.12	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	11782	14x6		84	24.00		2,016
PATO	SLAB PORCH - OPEN	11783	34x12		408	8.13		3,317



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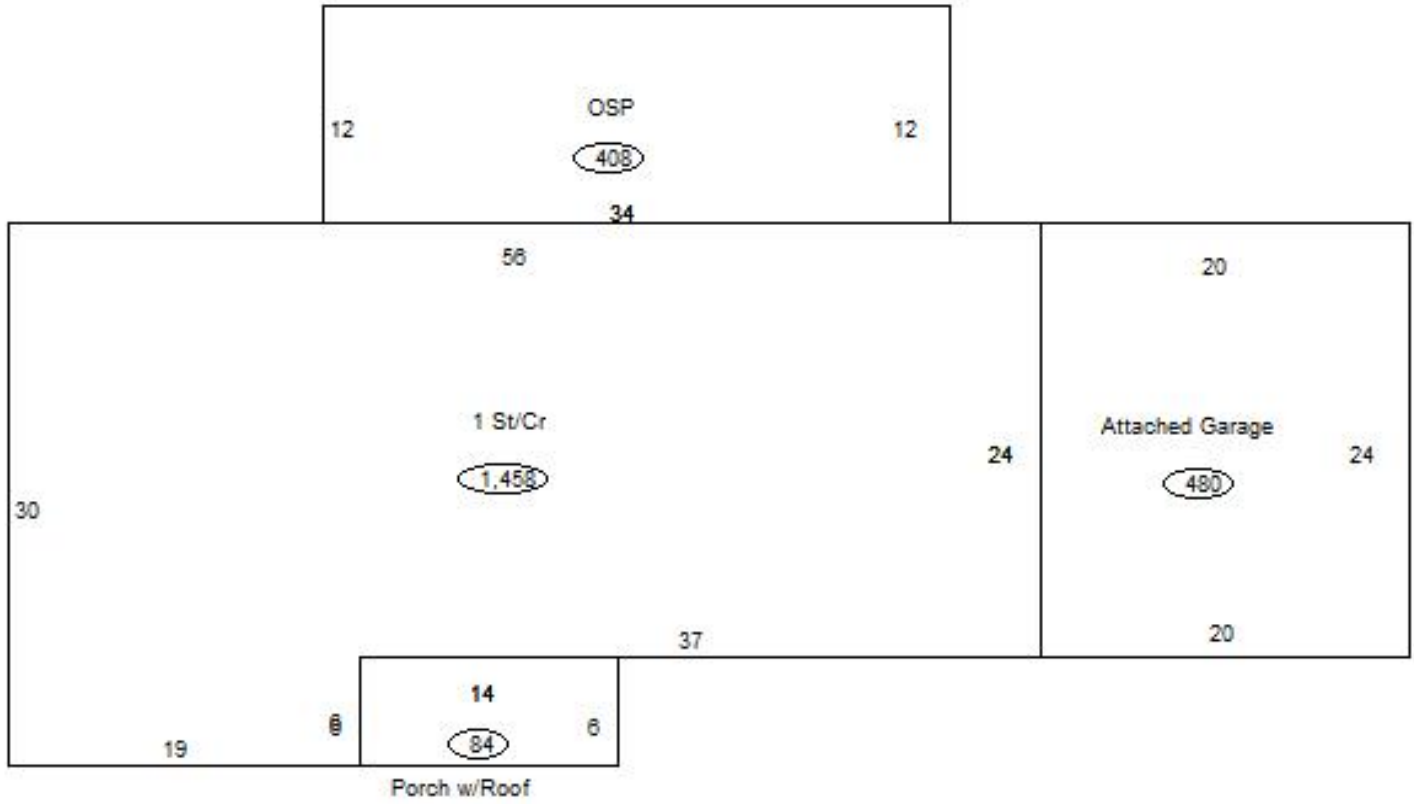
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,458	1.000	1,458
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	408	1.000	408
Total Building Area						1,458		1,458



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (30.80 x 1,200)		36,960	36,960	1,109		35,851