




# 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> 660004563 <b>Parcel ID</b> 000000-00-0-00489-001-0013 <b>Cadastral ID</b> 05-22-15-04130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 329213 BACON, CHRISTOPHER ADAM  5807 E MEADOW RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 05807 MEADOW RD <b>Subdivision</b> MEADOW ACRES <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 22 / 15 / 5 <b>Neighborhood</b> 1066 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (46)\IMG_0048.JPG 4/11/2022</p>														
<b>Legal Description</b> Lat/Long: 36.41242619 -95.72506183																			
LOT 13 BLOCK 1 MEADOW ACRES					<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>R20</td> <td>R21- POSS NEW MH</td> <td>03/2020</td> <td>06/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- POSS NEW MH	03/2020	06/2020	
Number	Description	Opened	Closed	Amount															
R20	R21- POSS NEW MH	03/2020	06/2020																
<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	No	1,000		/	HOFFMAN, FRANKIE JOE &	07/01/2019	9,000	YES										
H	Homestead	No	1,000		/	HOFFMAN, FRANKIE JOE	07/01/2019	9,000	12										
					1002/891	SNYDER, MARY L EST	09/25/1995	8,500	No										
<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>										
<b>Remove Cap</b>	2020		<b>Land Value</b>	27,529	15,976	11%	<b>Assessed</b>	3,516	380.37										
<b>Year Frozen</b>	0		<b>Improvements</b>	0	0		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	15,987	15,987		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	43,516	31,963		<b>Total Taxable</b>	3,516	380.00										
<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	2025-660004563	BACON, CHRISTOPHER ADAM			10	44,352	0	3,349	362.00										
2024	2024-660004563	BACON, CHRISTOPHER ADAM			10	42,583	0	3,189	334.00										
2023	2023-660004563	BACON, CHRISTOPHER ADAM			10	27,612	0	3,037	316.00										
2022	2022-660004563	BACON, CHRISTOPHER ADAM			10	28,677	0	3,154	326.00										
2021	2021-660004563	BACON, CHRISTOPHER ADAM			10	31,641	0	3,481	363.00										
2020	2020-660004563	BACON, CHRISTOPHER ADAM			10	12,000	0	1,320	140.00										
2019	2019-660004563	HOFFMAN, FRANKIE JOE			10	19,049	0	2,050	213.00										
2018	2018-660004563	HOFFMAN, FRANKIE JOE &			10	20,010	0	1,953	210.00										
2017	2017-660004563	HOFFMAN, FRANKIE JOE &			10	19,971	1000	860	111.00										
2016	2016-660004563	HOFFMAN, FRANKIE JOE &			10	19,197	1000	806	97.00										
2015	2015-660004563	HOFFMAN, FRANKIE JOE &			10	20,032	1000	754	87.00										
2014	2014-660004563	HOFFMAN, FRANKIE JOE &			10	20,032	1000	702	80.00										
2013	2013-660004563	HOFFMAN, FRANKIE JOE &			10	20,032	1000	652	73.00										



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Lot Data		Square-Foot - NBHD 1066 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.6019							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	26,218.00 x 1.05 = 27,529							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	27,529			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	27,529			
Basement Area				Indicated Value	27,529	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value				
<b>Cost Approach</b>				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 27,529					
Total Area	x	Indicated Value	= 27,529					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type	6 Mobile Home 80 x 18		
Condition	2.5 - Fair		
Quality	2.6 - Fair		
Architecture	6 MS ADJ		
Style	100% Single Wide		
Exterior Wall	100% Frame, Siding, Vinyl		
Base/Total Area	1,440 / 1,440		
Style	100% Single Wide		
HVAC	100% Warmed & Cooled Air		
Roof Cover	14 Metal, Ribbed		
Area on Slab	0		
Fixture/RghIn	/		
Bed/F/H Bath	/ /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	1998 / 25		
Cost Approach		Manual : 01/2025	
Base Cost	32.45	Total Misc Impr	+ 0
Roofing Adj	+ 2.57	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 63,950
Heat/Cool Adj	+ 2.91	Depreciation ( 75%)	- 47,963
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,987
Adj Base Cost	= 44.41	Lot Value	+ 15,987
Total Area	x 1,440	Indicated Value	= 15,987
Adjusted Cost	= 63,950	Value Per SqFt	11.10
		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	1 2022 Residential
		Comparables	
		Indicated Value	
		Value Reconciliation	
		Selected Approach	Cost Approach
		Improvements	15,987
		Lot Value	
		Indicated Value	15,987 11.10 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	15,987 11.10 Total Value Per SqFt
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value