



# 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	660004564								
Parcel ID	000000-00-0-00489-001-0014								
Cadastral ID	05-22-15-04140								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	257645								
PHILLIPS, JODY R									
5805 S MEADOW RD OOLOGAH OK 74053-0000									
Parcel Location									
Situs	05805 MEADOW RD								
Subdivision	MEADOW ACRES								
Lot/Block	0014 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	5 / 22 / 15 / 5								
Neighborhood	1066 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41244534 -95.72585484									
Building Permits									
LOT 14 BLOCK 1 MEADOW ACRES									
Number	Description	Opened	Closed	Amount					
9820	R7-MOVING IN MH	12/2005	02/2007	64,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					937/893	RUMINER, C WAYNE	11/24/1993	9,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	27,021	18,231	11%	2,005	Assessed	11,180	1,209.47
Year Frozen	0	Improvements	85,477	83,409		9,175	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	112,498	101,640		11,180	Total Taxable	10,180	1,115.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004564	PHILLIPS, JODY R	10	111,164	1000	9,854	1,080.00		
2024	2024-660004564	PHILLIPS, JODY R	10	118,983	1000	9,538	1,013.00		
2023	2023-660004564	PHILLIPS, JODY R	10	93,016	1000	9,232	974.00		
2022	2022-660004564	PHILLIPS, JODY R	10	93,983	1000	9,338	980.00		
2021	2021-660004564	PHILLIPS, JODY R	10	95,038	1000	9,454	999.00		
2020	2020-660004564	PHILLIPS, JODY R	10	93,549	1000	9,275	995.00		
2019	2019-660004564	PHILLIPS, JODY R	10	90,685	1000	8,975	946.00		
2018	2018-660004564	PHILLIPS, JODY R	10	92,506	1000	8,975	978.00		
2017	2017-660004564	PHILLIPS, JODY R	10	91,803	1000	8,684	1,001.00		
2016	2016-660004564	PHILLIPS, JODY R	10	88,787	1000	8,402	884.00		
2015	2015-660004564	PHILLIPS, JODY R	10	87,077	1000	8,128	810.00		
2014	2014-660004564	PHILLIPS, JODY R	10	86,454	1000	7,863	781.00		
2013	2013-660004564	PHILLIPS, JODY R	10	81,510	1000	7,605	731.00		



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Lot Data		Square-Foot - NBHD 1066 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5908		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	25,734.00 x 1.05 = 27,021		
Factor Value			
Adjustments	1.0000		
Lot Value	27,021		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	107,548 50.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	47.06	Total Misc Impr	+ 0
Roofing Adj	+ 3.26	Garage Cost	+ 0
Subfloor Adj	+ 2.14	Total RCN	= 116,231
Heat/Cool Adj	+ 0.00	Depreciation ( 29%)	- 33,707
Plumbing Adj	+ 2.16	Lump Sums	+ 2,683
Basement Adj	+ 0.00	RCNLD	= 85,207
Adj Base Cost	= 54.62	Lot Value	+ 27,021
Total Area	x 2,128	Indicated Value	= 112,228
Adjusted Cost	= 116,231	Value Per SqFt	52.74

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	85,207
Lot Value	27,021
Indicated Value	112,228 52.74 Per SqFt
Agland Value	
Site Improvements	270
Total Value	112,498 52.87 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	11788	24x6		144	19.82	6%	2,683



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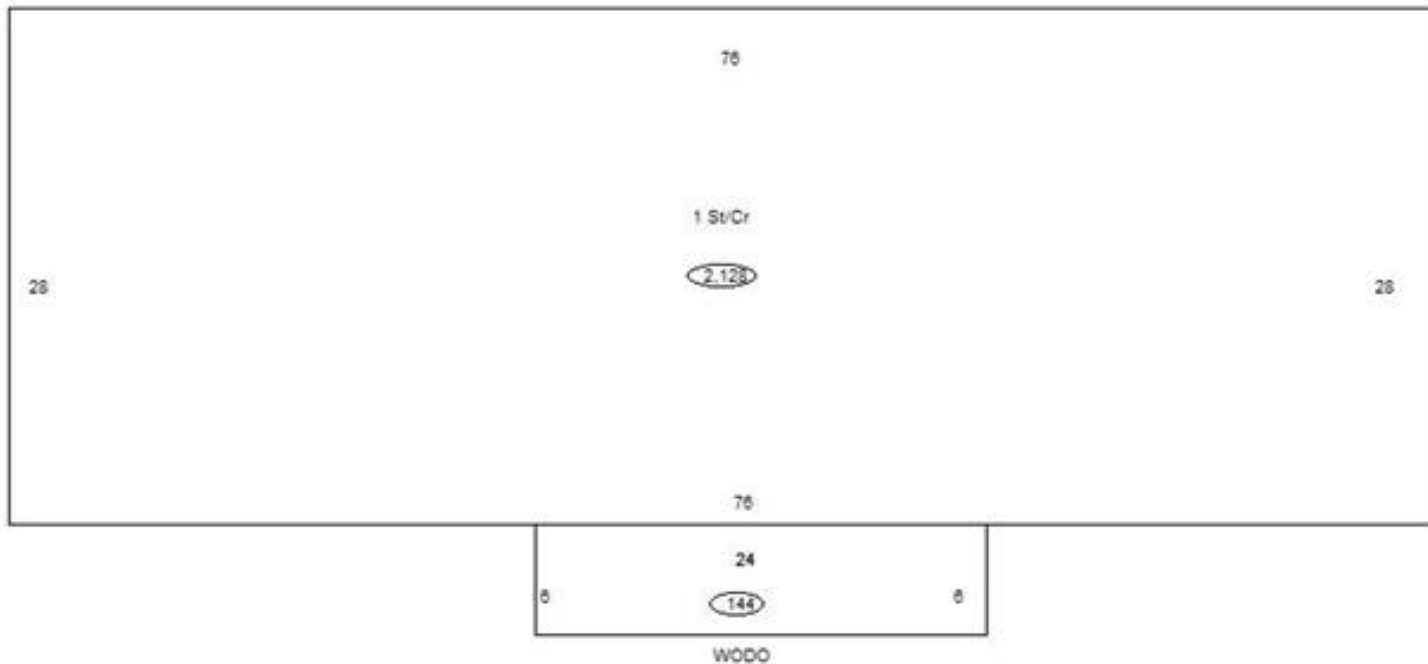
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### Sketch Image

660004564



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,128	1.000	2,128
2	M	WODO		10	WODO	144	1.000	144
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 288)		1,348		1,348	1,078	270