



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 11:47:27  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004639 <b>Parcel ID</b> 000000-00-0-00624-001-0029 <b>Cadastral ID</b> 05-22-15-04890 <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> 347863 BIRDSONG, JASON MICHAEL & ERIN  PO BOX 1941 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 05875 E EVERETTS PT <b>Subdivision</b> PRAIRIE ACRES <b>Lot/Block</b> 0029 / 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>660004639_001.JPG 4/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.41725830 -95.72496291																																																																																																																									
<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>R24 283</td> <td>NEW SFR 2521 SQ FT</td> <td>08/2024</td> <td>04/2025</td> <td>330,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 283	NEW SFR 2521 SQ FT	08/2024	04/2025	330,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5000 <b>Non-Ag Acres</b> 1.0646 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,375.00 x 1.02 = 47,427 <b>Factor Value</b> <b>Adjustments</b> 3.9077 <b>Lot Value</b> 185,330		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Frame, Siding, Wood 30% Veneer, Masonry
<b>Base/Total Area</b>	2,322 / 2,322
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,322
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,045 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1

660004639_001.JPG	4/15/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.03	<b>Total Misc Impr</b>	+ 16,410				
<b>Roofing Adj</b>	+ 5.22	<b>Garage Cost</b>	+ 48,739				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 362,295				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 1%)</b>	- 3,623				
<b>Plumbing Adj</b>	+ 7.65	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 358,672				
<b>Adj Base Cost</b>	= 127.97	<b>Lot Value</b>	+ 185,330				
<b>Total Area</b>	x 2,322	<b>Indicated Value</b>	= 544,002				
<b>Adjusted Cost</b>	= 297,146	<b>Value Per SqFt</b>	234.28				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	358,672		
<b>Lot Value</b>	185,330		
<b>Indicated Value</b>	544,002	234.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	544,002	234.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	6,429.63		6,430
PRCH	Porch	172005	156		156	28.98		4,521
PATC	Patio - Covered	172006	226		226	19.95		4,509
PATC	Patio - Covered	172007	7x6		42	22.63		950



# Rogers

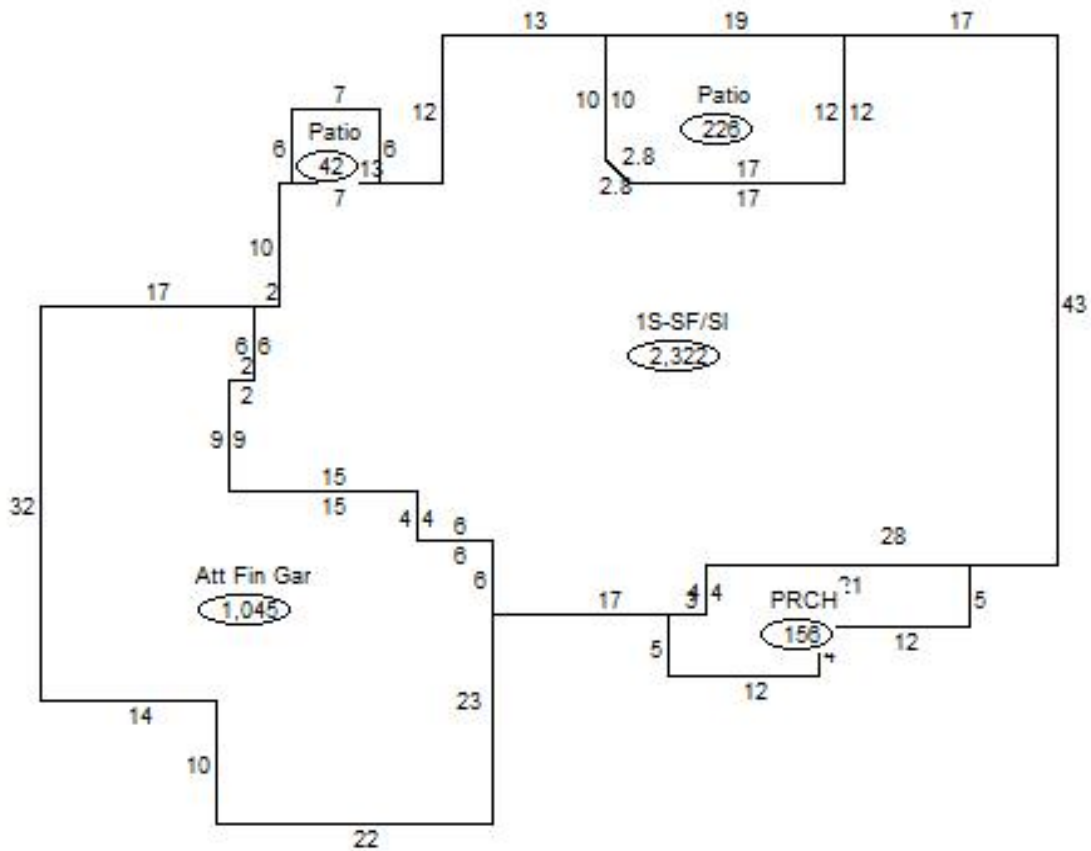
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Sketch Image

660004639



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,322	1.000	2,322
2	G	5		20	Att Fin Gar	1,045	1.000	1,045
3	M	PRCH		20	PRCH	156	1.000	156
4	M	PATC		20	Patio	226	1.000	226
5	M	PATC		20	Patio	42	1.000	42
<b>Total Building Area</b>						2,322		2,322