



# 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> 660004734 <b>Parcel ID</b> 23N15E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-23-15-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 321641 BAUMANN, RICHARD & JUDY CO TRUSTEES  6004 E 350 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06004 E 350 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 136.73 - Acres <b>Sec/Twn/Rng</b> 5 / 23 / 15 / 1 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0126.JPG 3/6/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.50694461 -95.72650785 S2 NE & LOTS 1 & 2, LESS SW SW NE & LESS TR BEG SW/C NW SW NE, TH N 1145.47', TH N 88-37-35 E 520.54', TH S 1-04-15 E 1145.48' TO S/L NW SW NE, TH W 511.80' TO POB																																																																																																																									
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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

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

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	100.15	Total Misc Impr	+ 13,856
Roofing Adj	+ 5.60	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 196,662
Heat/Cool Adj	+ 0.93	Depreciation ( 57%)	- 112,097
Plumbing Adj	+ 3.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,565
Adj Base Cost	= 110.39	Lot Value	+
Total Area	x 1,656	Indicated Value	= 84,565
Adjusted Cost	= 182,806	Value Per SqFt	51.07

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	84,565		
Lot Value			
Indicated Value	84,565	51.07	Per SqFt
Agland Value	26,481		
Site Improvements	70,471		
Total Value	181,517	109.61	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	12050	24x8		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	12051	24x5		120	26.55		3,186



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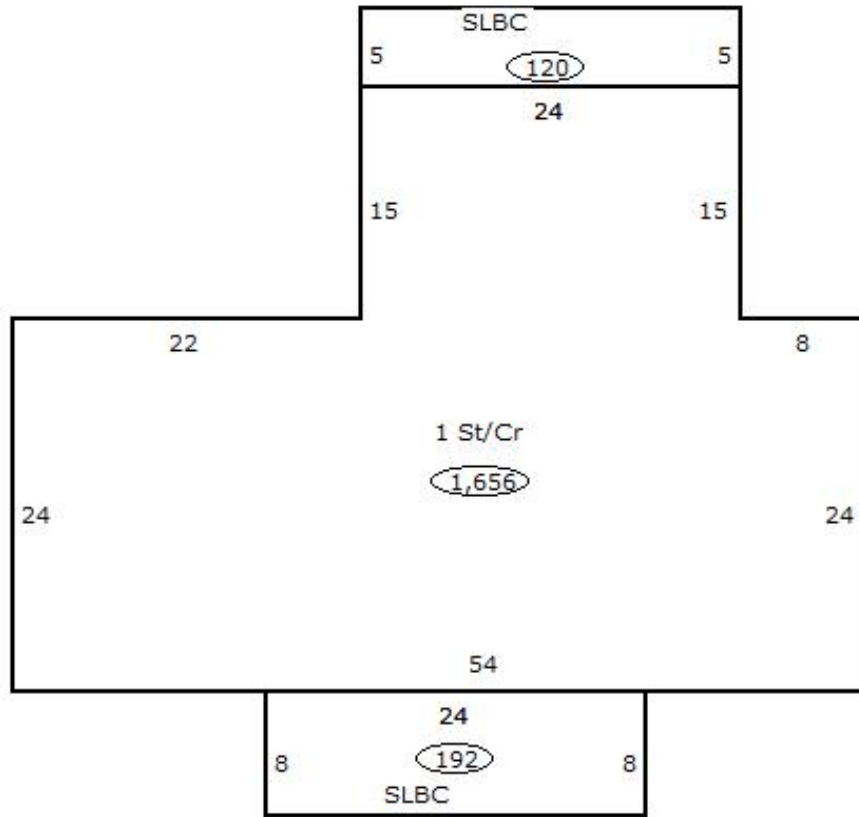
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Sketch Image

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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	1,656	1.000	1,656
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PRCH		13	SLBC	120	1.000	120
<b>Total Building Area</b>						1,656		1,656



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x60x8	Dirt	Formed Metal	2,400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.37 x 2,400)	44,088		44,088	11,022	33,066
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.15 x 288)	6,379		6,379	3,317	3,062
	BNGP	Barn - General Purpose	20x40x8	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (21.86 x 800)	17,488		17,488	14,865	2,623
	LOAF	Loafing Shed	20x30x8	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 600)	4,272		4,272	2,520	1,752
	EQSH	Equipment Shed	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.27 x 360)	8,017		8,017	3,928	4,089
	EQSH	Equipment Shed	28x34x10	Dirt	Formed Metal	952
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.92 x 952)	18,964		18,964	9,292	9,672
	GRDT	Garage - Detached	28x38x10	Concrete	Formed Metal	1,064
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 1,064)	28,983		28,983	14,202	14,781



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x24x8	Plank	Galvanized Metal	480
	Qual	2	Cond 3	Year 1980	Eff Age 35	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (14.85 x 480)	7,128		7,128	5,702
						1,426



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SM	STRIP MINES	TMBR	10		0	4.000	18	18	72	72
<b>TMBR Totals</b>						4.000			72	72
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	20.430	84	84	1,716	1,716
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	67.000	224	224	15,008	15,008
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	1.000	224	224	224	224
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	20.000	213	213	4,256	4,256
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	17.000	213	213	3,618	3,618
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	4.300	213	213	915	915
<b>IMP PST Totals</b>						132.730			26,409	26,409
<b>Total Agland</b>						136.730			26,481	26,481