



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:20:25
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004736 Parcel ID 23N15E-05-3-00000-000-0000 Cadastral ID 05-23-15-01200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 204174 FROST, MICHAEL R 7680 S 4084 RD TALALA OK 74080-3158 Parcel Location Situs 07680 S 4084 RD Subdivision Lot/Block / Parcel Size 8.516 - Acres Sec/Twn/Rng 5 / 23 / 15 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0106.JPG 3/5/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.50067123 -95.73446247																																																																																																																									
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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	351,344.00 x .33 = 116,150		
Factor Value			
Adjustments	1.0000		
Lot Value	116,150		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,874 / 1,874
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	193,015 103.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	193,329
Lot Value	116,150
Indicated Value	309,479 165.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	309,479 165.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.37	Total Misc Impr	+ 644
Roofing Adj	+ 4.66	Garage Cost	+ 644
Subfloor Adj	+ 0.00	Total RCN	= 232,926
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 39,597
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,329
Adj Base Cost	= 123.95	Lot Value	+ 116,150
Total Area	x 1,874	Indicated Value	= 309,479
Adjusted Cost	= 232,282	Value Per SqFt	165.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12053	6x4		24	26.85		644



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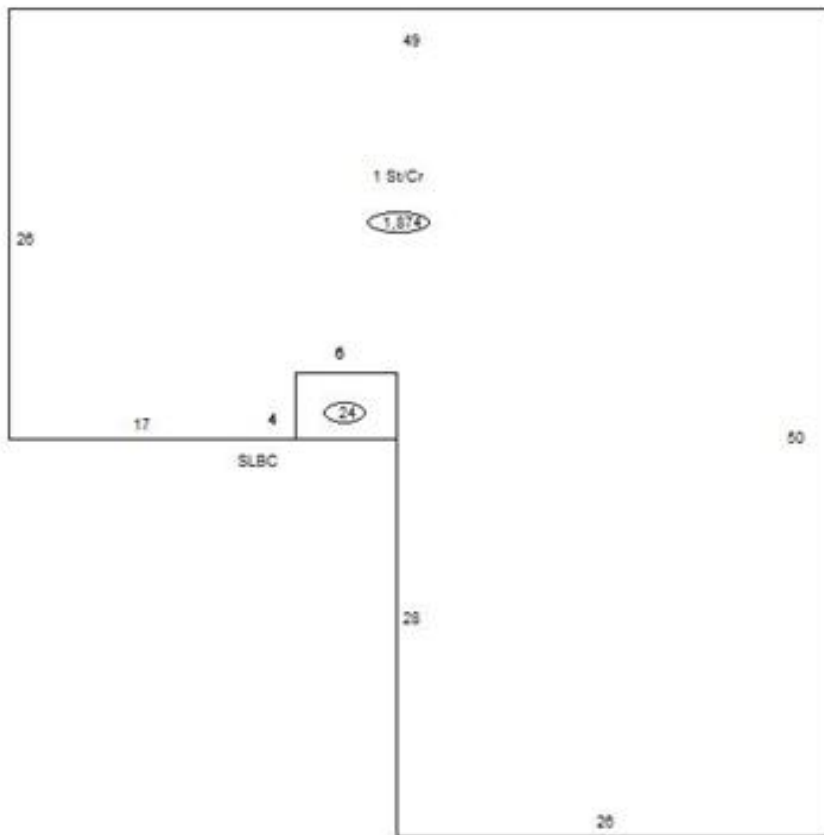
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Sketch Image

660004736



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,874	1.000	1,874
2	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						1,874		1,874