



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:53:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006461 Parcel ID 22N15E-07-3-00000-000-0000 Cadastral ID 07-22-15-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 272927 LINIHAN, RICHARD E & CAROL R CO-TRUSTEES 4421 E 430 RD OOLOGAH OK 74053-0000 Parcel Location Situs 04421 E 430 RD Subdivision Lot/Block / Parcel Size 87.68 - Acres Sec/Twn/Rng 7 / 22 / 15 / 3 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (57)\IMG_0008.JPG 4/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.39687604 -95.75287691 SW 10.54 AC LOT 3 & SE SW & SE NE SW & LOT 4 & W2 W2 SW SE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,840 / 2,433
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1900 / 95

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.39	Total Misc Impr	+ 8,918				
Roofing Adj	+ 4.84	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 296,304				
Heat/Cool Adj	+ 14.47	Depreciation (80%)	- 237,043				
Plumbing Adj	+ 5.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 59,261				
Adj Base Cost	= 118.12	Lot Value	+ 0				
Total Area	x 2,433	Indicated Value	= 59,261				
Adjusted Cost	= 287,386	Value Per SqFt	24.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,261		
Lot Value			
Indicated Value	59,261	24.36	Per SqFt
Agland Value	11,835		
Site Improvements	8,441		
Total Value	138,798	57.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	15927	6x4		24	29.45		707
PRCH	SLAB PORCH - COVERED	15928	24x12		288	28.51		8,211



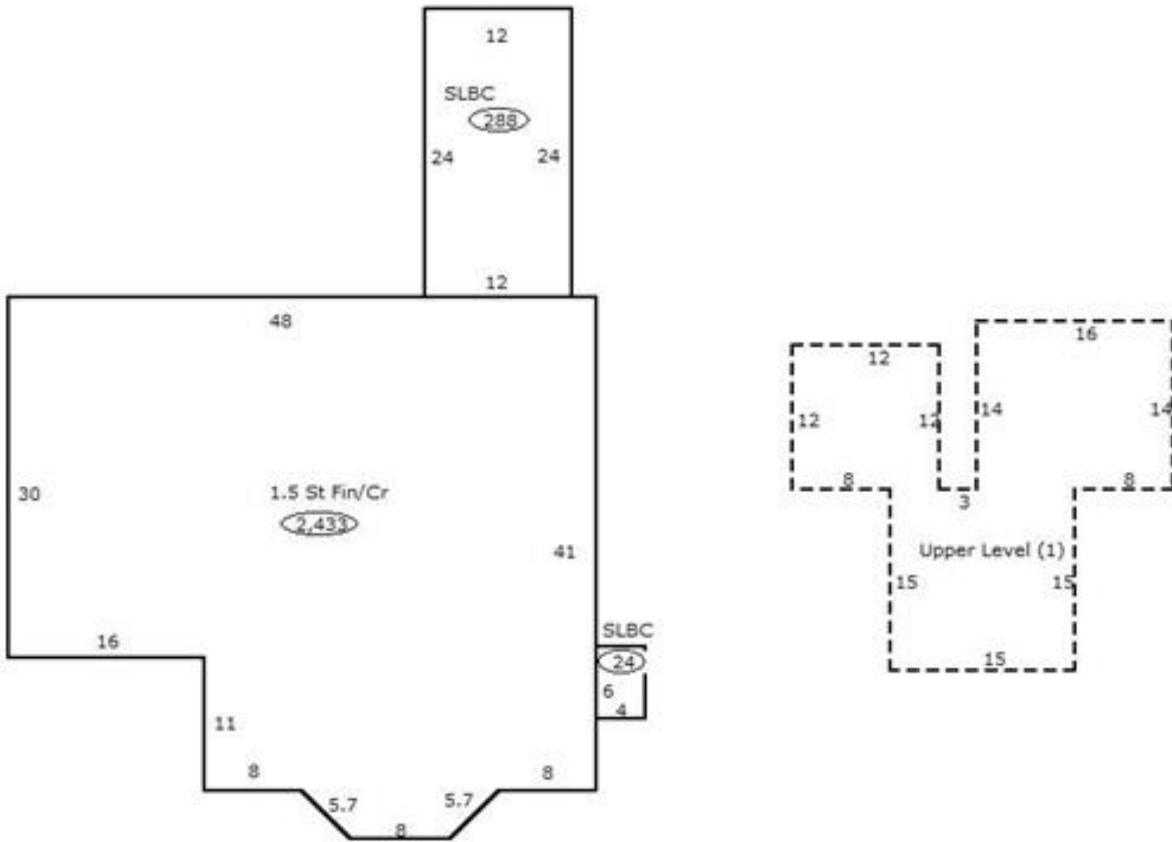
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Sketch Image

660006461



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,840	1.322	2,433
2	M	PRCH		13	SLBC	24	1.000	24
3	M	PRCH		13	SLBC	288	1.000	288
4	U	^UL		13	Upper Level (1)	593	1.000	593
Total Building Area						1,840		2,433



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	32x54x0			1,728
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.49 x 1,728)	16,399		16,399	13,119	3,280
	BARN	BARN	24x68x0			1,632
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.62 x 1,632)	15,700		15,700	12,560	3,140
	STF	STG FAIR	24x60x0			1,440
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,440)	6,739		6,739	5,391	1,348
	STF	STG FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)	2,246		2,246	2,246	
	LT	LEAN-TO	12x32x0			384
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 384)	1,121		1,121	448	673



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Units Buildable		
Non-Ag Acres	0	
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Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1950 / 57

Cost Approach		Manual : 01/2025	
Base Cost	95.54	Total Misc Impr	+ 205
Roofing Adj	+ 5.01	Garage Cost	+ 205
Subfloor Adj	+ 2.44	Total RCN	= 113,975
Heat/Cool Adj	+ 10.30	Depreciation (65%)	- 74,084
Plumbing Adj	+ 5.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,891
Adj Base Cost	= 118.51	Lot Value	+ 39,891
Total Area	x 960	Indicated Value	= 39,891
Adjusted Cost	= 113,770	Value Per SqFt	41.55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	57,676 60.08 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	39,891
Lot Value	
Indicated Value	39,891 41.55 Per SqFt
Agland Value	
Site Improvements	8,758
Total Value	48,649 50.68 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	15931	5x4		20	10.24		205



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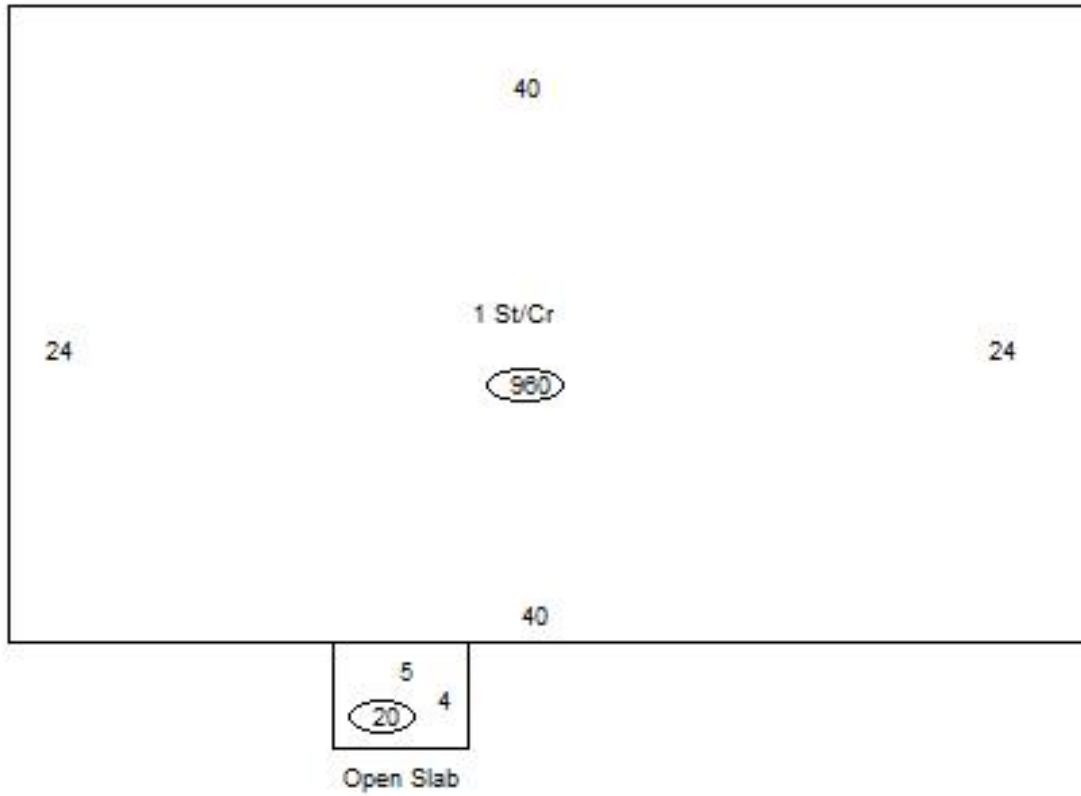
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	960	1.000	960
2	M	PATO		10	Open Slab	20	1.000	20
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (31.28 x 400)		12,512	12,512	3,754	8,758	



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			31.100	122	122	3,807	3,807
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			11.719	168	168	1,969	1,969
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			28.466	192	192	5,466	5,466
HC	HECTOR STONY SANDY LOAM	TMBR	20			16.370	36	36	589	589
VE	VERDIGRIS CLAY LOAM	TMBR	90			.025	162	162	4	4
TMBR Totals						87.680			11,835	11,835
Total Agland						87.680			11,835	11,835