



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 660006463 Parcel ID 22N15E-07-4-00000-000-0000 Cadastral ID 07-22-15-00300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 197534 BOYD, ROBERT L 14900 S 4078 RD OOLOGAH OK 74053-0000 Parcel Location Situs 14900 S 4078 RD Subdivision Lot/Block / Parcel Size 19 - Acres Sec/Twn/Rng 7 / 22 / 15 / 4 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (58)\IMG_0030.JPG 4/29/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.39895565 -95.74723180 SW NW SE & SE NW SE LESS N 150' OF E 290' THEREOF																																																																																																																									
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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		<p>\\tsclient\T\TOMMY DUNLAP\New folder (58)\IMG_0030.JPG 4/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,330 / 2,330
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,330
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

Cost Approach		Manual : 01/2025	
Base Cost	102.71	Total Misc Impr	+ 26,762
Roofing Adj	+ 4.55	Garage Cost	+ 15,015
Subfloor Adj	+ -2.19	Total RCN	= 327,528
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 160,489
Plumbing Adj	+ 4.93	Lump Sums	+ 7,248
Basement Adj	+ 0.00	RCNLD	= 174,287
Adj Base Cost	= 122.64	Lot Value	+ 174,287
Total Area	x 2,330	Indicated Value	= 174,287
Adjusted Cost	= 285,751	Value Per SqFt	74.80

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	174,287		
Lot Value			
Indicated Value	174,287	74.80	Per SqFt
Agland Value	1,632		
Site Improvements	33,882		
Total Value	209,801	90.04	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	15934	13x4		52	26.77		1,392
PRCH	SLAB PORCH - COVERED	15935	192		192	26.33		5,055
WODO	WOOD DECK - OPEN	15936	15x15		225	20.78	30%	3,273
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	15937	16x10		160	29.22		4,675
EPSW	ENCLOSED PORCH - SOLID WALL	140322	24x6		144	69.62		10,025
WODO	WOOD DECK - OPEN	140323	14x12		168	23.66		3,975



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 2014	Eff Age	9		
	Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD	
	Base Cost (28.97 x 1,200)		34,764		34,764	5,910	28,854
	BARN	BARN	0x0x0			560	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 560)		5,869		5,869	2,054	3,815
	STF	STG FAIR	0x0x0			432	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 432)		2,022		2,022	809	1,213



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			10.130	36	36	365	365
TMBR Totals						10.130			365	365
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			8.870	143	143	1,267	1,267
IMP PST Totals						8.870			1,267	1,267
Total Agland						19.000			1,632	1,632