



# 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> 660006504 <b>Parcel ID</b> 22N15E-07-1-00000-000-0000 <b>Cadastral ID</b> 07-22-15-04300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 324581 KEITH, CHANCE R & JESSICA L  14411 S 4075 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 14411 S 4075 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.5 - Acres <b>Sec/Twn/Rng</b> 7 / 22 / 15 / 1 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (59)\IMG_0026.JPG 5/4/2022</p>														
<b>Legal Description</b> Lat/Long: 36.40216504 -95.74774449																			
SW SE SW NE & S2 SW SW NE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2711/651	KUYKENDALL, LEROY BO & KRISTIN	05/04/2018	310,000	YES										
					1385/728	CAFFEY, MICHAEL DAVID &	06/18/2002	120,000	YES										
					760/463			30,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	2019		Land Value 90,842	90,842	11%	9,993	Assessed	45,752	4,949.52										
Year Frozen	0		Improvements 338,901	325,076		35,759	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		<b>Total Value</b> 429,743	415,918		45,752	<b>Total Taxable</b>	44,752	4,855.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660006504	KEITH, CHANCE R &			10	405,093	0	44,418	4,805.00										
2024	2024-660006504	KEITH, CHANCE R &			10	426,432	0	42,303	4,431.00										
2023	2023-660006504	KEITH, CHANCE R &			10	373,089	0	40,289	4,190.00										
2022	2022-660006504	KEITH, CHANCE R &			10	378,415	0	38,371	3,972.00										
2021	2021-660006504	KEITH, CHANCE R &			10	332,212	0	36,544	3,810.00										
2020	2020-660006504	KEITH, CHANCE R &			10	330,079	0	36,113	3,820.00										
2019	2019-660006504	KEITH, CHANCE R &			10	312,664	0	34,393	3,569.00										
2018	2018-660006504	KEITH, CHANCE R &			10	287,701	1000	25,460	2,748.00										
2017	2017-660006504	KUYKENDALL, LEROY BO & KRISTIN			10	285,421	1000	24,690	2,820.00										
2016	2016-660006504	KUYKENDALL, LEROY BO & KRISTIN			10	278,486	1000	23,942	2,493.00										
2015	2015-660006504	KUYKENDALL, LEROY BO & KRISTIN			10	272,658	1000	23,215	2,287.00										
2014	2014-660006504	KUYKENDALL, LEROY BO & KRISTIN			10	186,872	1000	14,439	1,425.00										
2013	2013-660006504	KUYKENDALL, LEROY BO & KRISTIN			10	178,814	1000	13,990	1,335.00										




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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 7.5 <b>Non-Ag Acres</b> 7.9272 <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> 345,308.00 x .26 = 90,842 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 90,842		 <p>05/03/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (59)\IMG_0026.JPG 5/4/2022</p>

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>	10% Veneer, Masonry 90% Frame, Siding, Wood
<b>Base/Total Area</b>	3,532 / 3,532
<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>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	616 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1976 / 25

### GRM Approach

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

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	389,084 110.16 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	331,224
<b>Lot Value</b>	90,842
<b>Indicated Value</b>	422,066 119.50 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	7,677
<b>Total Value</b>	429,743 121.67 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	96.35	<b>Total Misc Impr</b>	+ 5,647
<b>Roofing Adj</b>	+ 4.92	<b>Garage Cost</b>	+ 23,426
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 455,668
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 31%)</b>	- 141,257
<b>Plumbing Adj</b>	+ 5.04	<b>Lump Sums</b>	+ 16,813
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 331,224
<b>Adj Base Cost</b>	= 120.78	<b>Lot Value</b>	+ 90,842
<b>Total Area</b>	x 3,532	<b>Indicated Value</b>	= 422,066
<b>Adjusted Cost</b>	= 426,595	<b>Value Per SqFt</b>	119.50

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
PRCH	SLAB PORCH - COVERED	16008	28x7		196	28.81		5,647
WODO	WOOD DECK - OPEN	16009	40x15		600	19.09		11,454
WODO	WOOD DECK - OPEN	140329	26x9		234	22.90		5,359





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			988
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 988)		10,354	10,354	3,624	6,730
	LF	LOAFING SHED	0x0x0			342
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 342)		1,457	1,457	510	947