



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 660011296 Parcel ID 23N15E-10-4-00000-000-0000 Cadastral ID 10-23-15-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345626 HARDIN CATTLE CO LLC PO BOX 310 OOLOGAH OK 74053-0000 Parcel Location Situs 07451 E 370 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 10 / 23 / 15 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0077.JPG 5/14/2020</p>														
Legal Description Lat/Long: 36.48490509 -95.69115356																			
SE					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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	ROTT, GEORGE MICHEL &	10/21/2024	2,401,000	WG										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2025		Land Value 38,112	38,112	11%	4,192	Assessed	36,379	3,935.54										
Year Frozen	2005		Improvements 316,887	292,610		32,187	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 354,999	330,722		36,379	Total Taxable	36,379	3,936.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660011296	HARDIN CATTLE CO LLC			10	321,090	0	35,320	3,821.00										
2024	2024-660011296	ROTT, GEORGE M JR &			10	206,973	1000	13,391	1,417.00										
2023	2023-660011296	ROTT, GEORGE M JR &			10	201,520	1000	13,391	1,407.00										
2022	2022-660011296	ROTT, GEORGE M JR &			10	199,780	1000	13,391	1,400.00										
2021	2021-660011296	ROTT, GEORGE M JR &			10	191,782	1000	13,391	1,410.00										
2020	2020-660011296	ROTT, GEORGE M JR &			10	195,747	1000	13,391	1,430.00										
2019	2019-660011296	ROTT, GEORGE M JR &			10	187,815	1000	13,391	1,404.00										
2018	2018-660011296	ROTT, GEORGE M JR &			10	193,340	1000	13,391	1,453.00										
2017	2017-660011296	ROTT, GEORGE M JR &			10	191,320	1000	13,391	1,535.00										
2016	2016-660011296	ROTT, GEORGE M JR &			10	180,345	1000	13,391	1,401.00										
2015	2015-660011296	ROTT, GEORGE M JR &			10	176,617	1000	13,391	1,325.00										
2014	2014-660011296	ROTT, GEORGE M JR &			10	179,623	1000	13,391	1,322.00										
2013	2013-660011296	ROTT, GEORGE M JR &			10	173,213	1000	13,391	1,278.00										



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Lot Data	Units-Buildable - OOLOGAH RURAL (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		\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0077.JPG 5/14/2020
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,288 / 1,928
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 1.0 / 1.0
Basement Area	
Garage Type	720 Detached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

Cost Approach		Manual : 01/2025	
Base Cost	85.51	Total Misc Impr	+ 7,226
Roofing Adj	+ 3.79	Garage Cost	+ 32,112
Subfloor Adj	+ 0.00	Total RCN	= 246,039
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 113,178
Plumbing Adj	+ 5.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,861
Adj Base Cost	= 107.21	Lot Value	+ 132,861
Total Area	x 1,928	Indicated Value	= 132,861
Adjusted Cost	= 206,701	Value Per SqFt	68.91

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	132,861	
Lot Value		
Indicated Value	132,861	68.91 Per SqFt
Agland Value	38,112	
Site Improvements	184,026	
Total Value	354,999	184.13 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	26663	5x4		20	26.87		537
PRCH	SLAB PORCH - COVERED	26664	32x8		256	26.13		6,689



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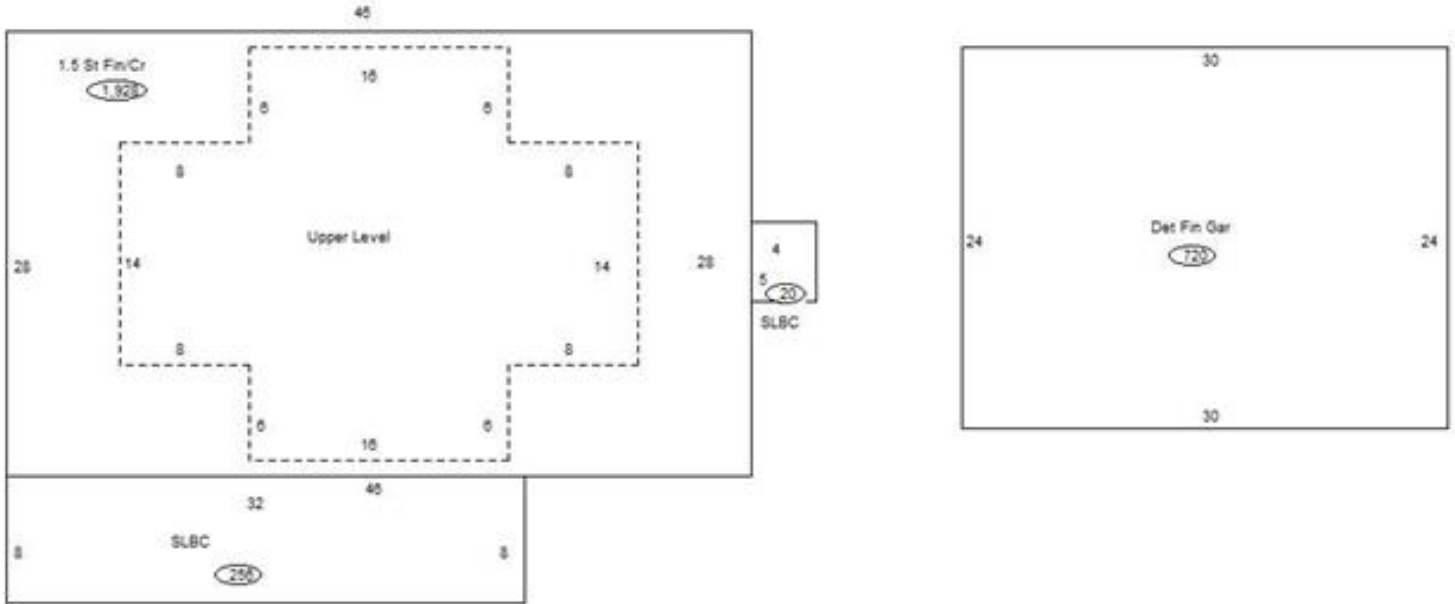
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,288	1.497	1,928
2	M	PRCH		10	SLBC	20	1.000	20
3	M	PRCH		10	SLBC	256	1.000	256
4	U	^UL	Overhang	10	Upper Level	640	1.000	640
5	G	6		10	Det Fin Gar	720	1.000	720
Total Building Area						1,288		1,928



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	22x24x10	Concrete	Formed Metal	528
	Qual 4	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (36.94 x 528)		19,504	19,504	2,145	17,359
	UTIL	Shop Building	50x60x10	Concrete	Formed Metal	3,000
	Qual 4	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (29.34 x 3,000)		88,020	88,020	13,203	74,817
	BNGP	Barn - General Purpose	40x54x10	Dirt	Formed Metal	2,160
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (19.40 x 2,160)		41,904	41,904	6,286	35,618
	BNGP	Barn - General Purpose	44x40x10	Dirt	Formed Metal	1,760
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (20.32 x 1,760)		35,763	35,763	5,364	30,399
	BNGP	Barn - General Purpose	42x56x10	Dirt	Formed Metal	2,352
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ 0% Func)	RCNLD
	Base Cost (19.97 x 2,352)		46,969	46,969	21,136	25,833



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	21.000	84	84	1,764	1,764
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	13.000	224	224	2,912	2,912
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	19.000	213	213	4,043	4,043
IMP PST Totals						53.000			8,719	8,719
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80		0	56.000	280	280	15,680	15,680
SUB	SUMMIT SILTY CLAY LOAM 1-	CLT LND	78		0	21.000	273	273	5,733	5,733
WSA	WOODSON AND SUMMIT SOILS	CLT LND	76		0	30.000	266	266	7,980	7,980
CLT LND Totals						107.000			29,393	29,393
Total Agland						160.000			38,112	38,112