



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 660012112 Parcel ID 22N14E-11-1-00000-000-0000 Cadastral ID 11-22-14-02600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 321790 FARMER, RALPH & MAVIS J TRUSTEES 2460 E 420 RD OOLOGAH OK 74053-0000 Parcel Location Situs 02460 E 420 RD Subdivision Lot/Block / Parcel Size 14.15 - Acres Sec/Twn/Rng 11 / 22 / 14 / 1 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40741591 -95.78438443 BEG: NW/C NW NE; E 660', S 594.58'; S 29 DEG W 827.08' TO S/L NW NE; W 270'; N 1320' TO POB																																																																																																																									
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Lot Data	Units-Buildable - 22-14 (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	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	3,338 / 3,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,338
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	810 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	105.00	Total Misc Impr	+ 39,550	Roofing Adj	+ 4.96	Garage Cost	+ 37,778
Subfloor Adj	+ -3.17	Total RCN	= 504,458	Heat/Cool Adj	+ 14.47	Depreciation (39%)	- 196,739
Plumbing Adj	+ 6.70	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 307,719
Adj Base Cost	= 127.96	Lot Value	+ 307,719	Total Area	x 3,338	Indicated Value	= 307,719
Adjusted Cost	= 427,130	Value Per SqFt	92.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	307,719		
Lot Value			
Indicated Value	307,719	92.19	Per SqFt
Agland Value	2,634		
Site Improvements	26,191		
Total Value	336,544	100.82	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	29089	28x8		224	28.72		6,433
EPSW	ENCLOSED PORCH - SOLID WALL	29090	260		260	75.21		19,555
PATO	SLAB PORCH - OPEN	29091	32x23		736	9.69		7,132



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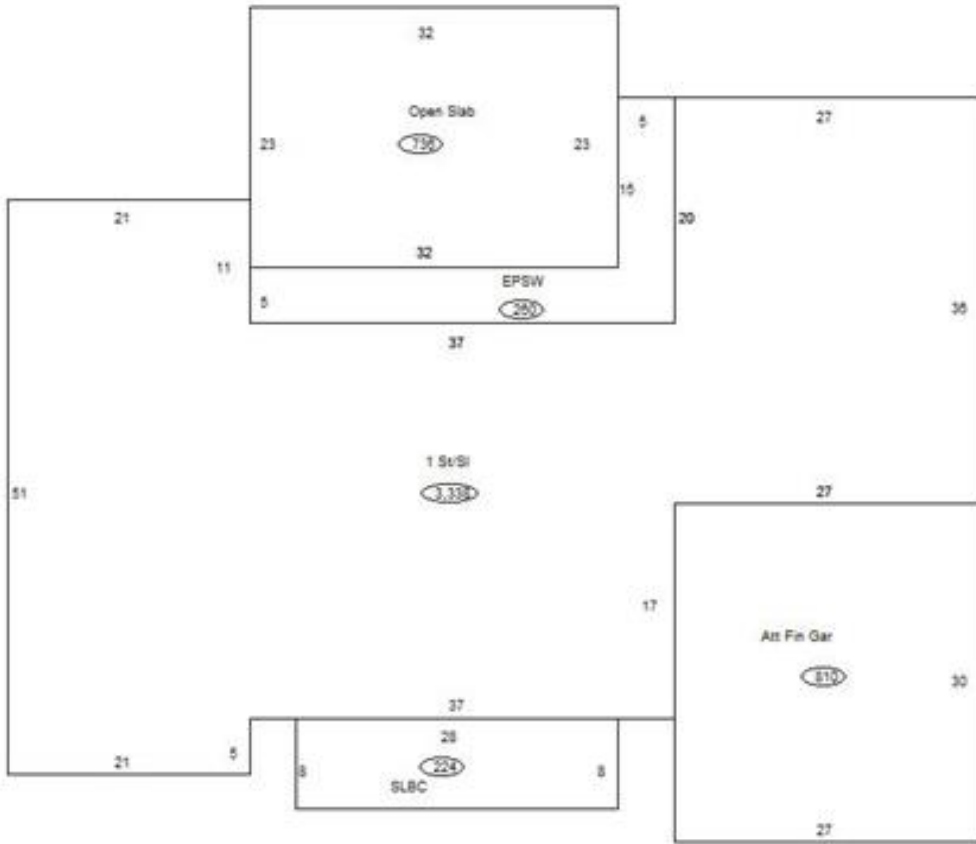
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,338	1.000	3,338
2	G	5		13	Att Fin Gar	810	1.000	810
3	M	PRCH		13	SLBC	224	1.000	224
4	M	EPSW		13	EPSW	260	1.000	260
5	M	PATO		13	Open Slab	736	1.000	736
Total Building Area						3,338		3,338



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GF	GAZEBO FAIR	0x0x0			1		
	Qual	2	Cond	Year	2012	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (2,950.00 x 1)		2,950		2,950	738	2,212	
	UTIL	SHOP BUILDING	30x30x8	Concrete	Formed Metal	900		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (31.86 x 900)		28,674		28,674	7,169	21,505	
	LNT0	Lean To - Attached	30x20x8	Dirt	Formed Metal	600		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (8.59 x 600)		5,154		5,154	2,680	2,474	



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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	TMBR	30		0	3.150	54	54	170	170
TMBR Totals						3.150			170	170
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	11.000	224	224	2,464	2,464
IMP PST Totals						11.000			2,464	2,464
Total Agland						14.150			2,634	2,634