



# 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	660012114																		
Parcel ID	22N14E-11-1-00000-000-0000																		
Cadastral ID	11-22-14-02800																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area 2																	
Tax Area	10 - OOLOGAH RURAL/NW FIRE																		
Name ID	323712																		
RAY, JASON & JENNIFER																			
2620 E 420 RD OOLOGAH OK 74053-0000																			
Parcel Location																			
Situs	02620 E 420 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	12 - Acres																
Sec/Twn/Rng	11 / 22 / 14 / 1																		
Neighborhood	4010 - 22-14																		
School District	S004 - OOLOGAH SCHOOLS																		
Legal Description Lat/Long: 36.40681180 -95.78293939																			
TR DESC 2689-468 AS BEG PT N LINE SEC S89.5004E 660' FROM NW/C NW NE; S00.1334E 594.58'; S29.0046W 827.08'; S89.4914E 899'; N00.1334W 1319.26'; N89.5004W 495' TO POB LESS TR DESC 2103 135 AS TR IN NW NE DESC; COMM FROM NW/C, TH S 89-49'26" ALG N/L 285.2' TO																			
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount										
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Exemptions																			
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Code	Type	Active	Maximum	Exemption															
HV	Veteran	Yes	999,999	19,005															
Sale History																			
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2689/468</td> <td>MCCAY, CHARLES L &amp;</td> <td>01/29/2018</td> <td>296,000</td> <td>WG</td> </tr> <tr> <td>1445/364</td> <td>BROWN, JAMES DUANE</td> <td>01/28/2003</td> <td>256,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2689/468	MCCAY, CHARLES L &	01/29/2018	296,000	WG	1445/364	BROWN, JAMES DUANE	01/28/2003	256,000	YES
Bk/Pg	Grantor	Date	Price	Code															
2689/468	MCCAY, CHARLES L &	01/29/2018	296,000	WG															
1445/364	BROWN, JAMES DUANE	01/28/2003	256,000	YES															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	2019	Land Value	2,319	2,319	11%	255	Assessed	19,005 2,055.99											
Year Frozen	0	Improvements	249,223	170,452		18,750	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	19,005 -1,790.00											
TIF Project ID	0	Total Value	251,542	172,771		19,005	Total Taxable	0 266.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660012114	RAY, JASON & JENNIFER	10	226,673	18451		259.00												
2024	2024-660012114	RAY, JASON & JENNIFER	10	169,312	17915		251.00												
2023	2023-660012114	RAY, JASON & JENNIFER	10	158,111	1000		243.70												
2022	2022-660012114	RAY, JASON & JENNIFER	10	155,772	1000	16,135	1,684.00												
2021	2021-660012114	RAY, JASON & JENNIFER	10	160,207	1000	16,617	1,746.00												
2020	2020-660012114	RAY, JASON & JENNIFER	10	157,231	1000	16,104	1,717.00												
2019	2019-660012114	RAY, JASON & JENNIFER	10	150,958	1000	15,606	1,633.00												
2018	2018-660012114	RAY, JASON & JENNIFER	10	158,194	1000	16,402	1,775.00												
2017	2017-660012114	MCCAY, CHARLES L &	10	186,951	1000	18,639	2,132.00												
2016	2016-660012114	MCCAY, CHARLES L &	10	181,288	1000	18,067	1,885.00												
2015	2015-660012114	MCCAY, CHARLES L &	10	175,349	1000	17,511	1,729.00												
2014	2014-660012114	MCCAY, CHARLES L &	10	177,056	1000	16,972	1,673.00												
2013	2013-660012114	MCCAY, CHARLES L &	10	167,437	1000	16,449	1,567.00												



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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,148 / 2,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 28

\\tsclient\T\TOM\Photos\2016-04-04 04-04-2016\04-04-2016 053.JI 4/5/2016	

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	109.85	Total Misc Impr	+ 36,790
Roofing Adj	+ 4.62	Garage Cost	+ 27,184
Subfloor Adj	+ -2.19	Total RCN	= 347,811
Heat/Cool Adj	+ 12.64	Depreciation ( 35%)	- 121,734
Plumbing Adj	+ 7.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 226,077
Adj Base Cost	= 132.14	Lot Value	+ 226,077
Total Area	x 2,148	Indicated Value	= 226,077
Adjusted Cost	= 283,837	Value Per SqFt	105.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,077		
Lot Value			
Indicated Value	226,077	105.25	Per SqFt
Agland Value	2,319		
Site Improvements	23,146		
Total Value	477,619	222.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	29099	223		223	26.23		5,849
PRCH	SLAB PORCH - COVERED	29100	10x8		80	26.68		2,134
EPSW	ENCLOSED PORCH - SOLID WALL	29101	34x8		272	68.57		18,651
PATO	SLAB PORCH - OPEN	29102	44x12		528	8.60		4,541



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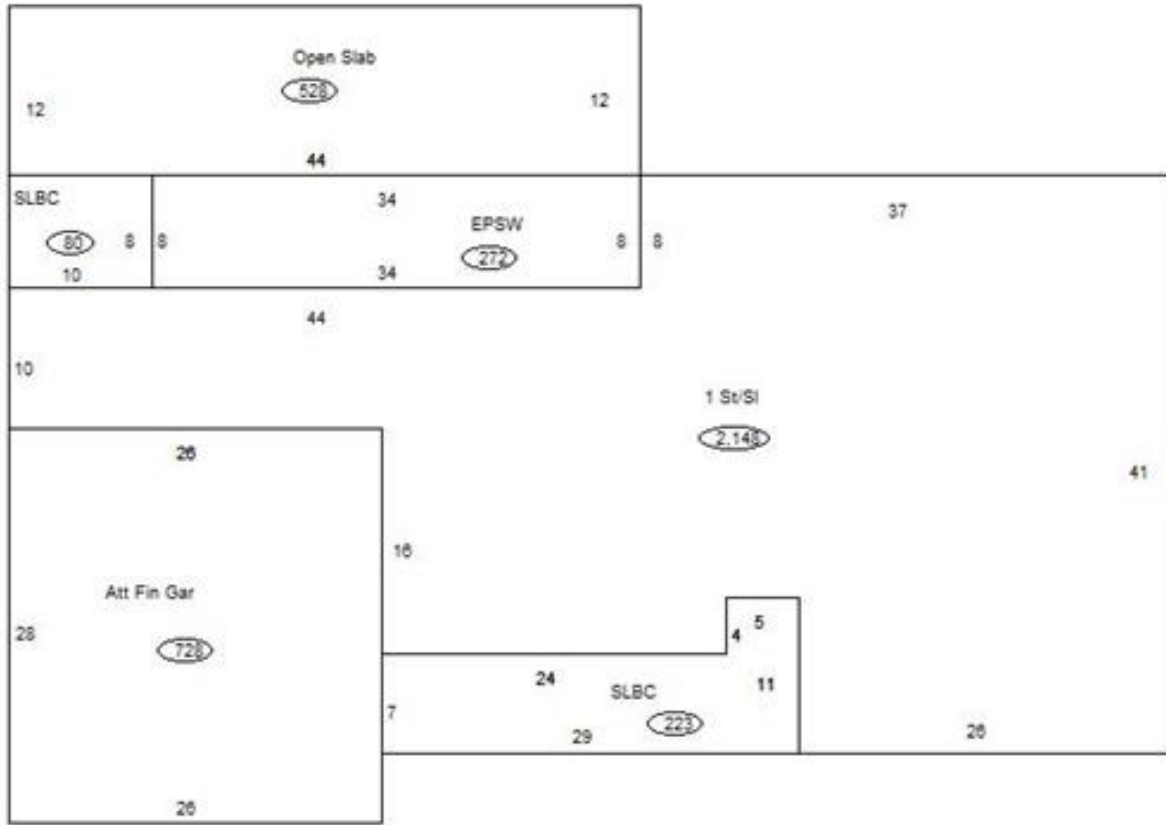
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Sketch Image

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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	2,148	1.000	2,148
2	G	5		13	Att Fin Gar	728	1.000	728
3	M	PRCH		13	SLBC	223	1.000	223
4	M	PRCH		13	SLBC	80	1.000	80
5	M	EPSW		13	EPSW	272	1.000	272
6	M	PATO		13	Open Slab	528	1.000	528
<b>Total Building Area</b>						<b>2,148</b>		<b>2,148</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	36x48x10	Concrete	Formed Metal	1,728
	Qual 3	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.34 x 1,728)		43,788		43,788	21,456	22,332
	SHDS	Shed - Small	8x10x8	Dirt	Formed Metal	80
	Qual 3	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.83 x 80)		1,986		1,986	1,172	814



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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			1.742	54	54	94	94
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.181	192	192	227	227
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			8.166	235	235	1,921	1,921
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.911	85	85	77	77
<b>TMBR Totals</b>						12.000			2,319	2,319
<b>Total Agland</b>						12.000			2,319	2,319