




# 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> 660012979 <b>Parcel ID</b> 23N14E-12-3-00000-000-0000 <b>Cadastral ID</b> 12-23-14-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 333038 JOHNSON, JD & TRUDI LIVING TRUST  8303 S 4060 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 03311 E 370 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 12 / 23 / 14 / 3 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660012979_002.JPG 3/5/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.48509514 -95.76970338																																																																																																																									
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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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,280 / 2,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

660012979_002.JPG	3/5/2024
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	96.36	Total Misc Impr	+ 6,019				
Roofing Adj	+ 3.88	Garage Cost	+ 0				
Subfloor Adj	+ 1.06	Total RCN	= 273,554				
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	- 142,248				
Plumbing Adj	+ 4.57	Lump Sums	+ 5,917				
Basement Adj	+ 0.00	RCNLD	= 137,223				
Adj Base Cost	= 117.34	Lot Value	+ 0				
Total Area	x 2,280	Indicated Value	= 137,223				
Adjusted Cost	= 267,535	Value Per SqFt	60.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,223		
Lot Value			
Indicated Value	137,223	60.19	Per SqFt
Agland Value	10,856		
Site Improvements	108,025		
Total Value	256,104	112.33	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	31094	8x5		40	10.86		434
WODO	WOOD DECK - OPEN	31095	42x16		672	16.01	45%	5,917
PATO	SLAB PORCH - OPEN	31096	9x5		45	10.86		489
SHLT	STORM SHELTER			1 2021	1	0.00		



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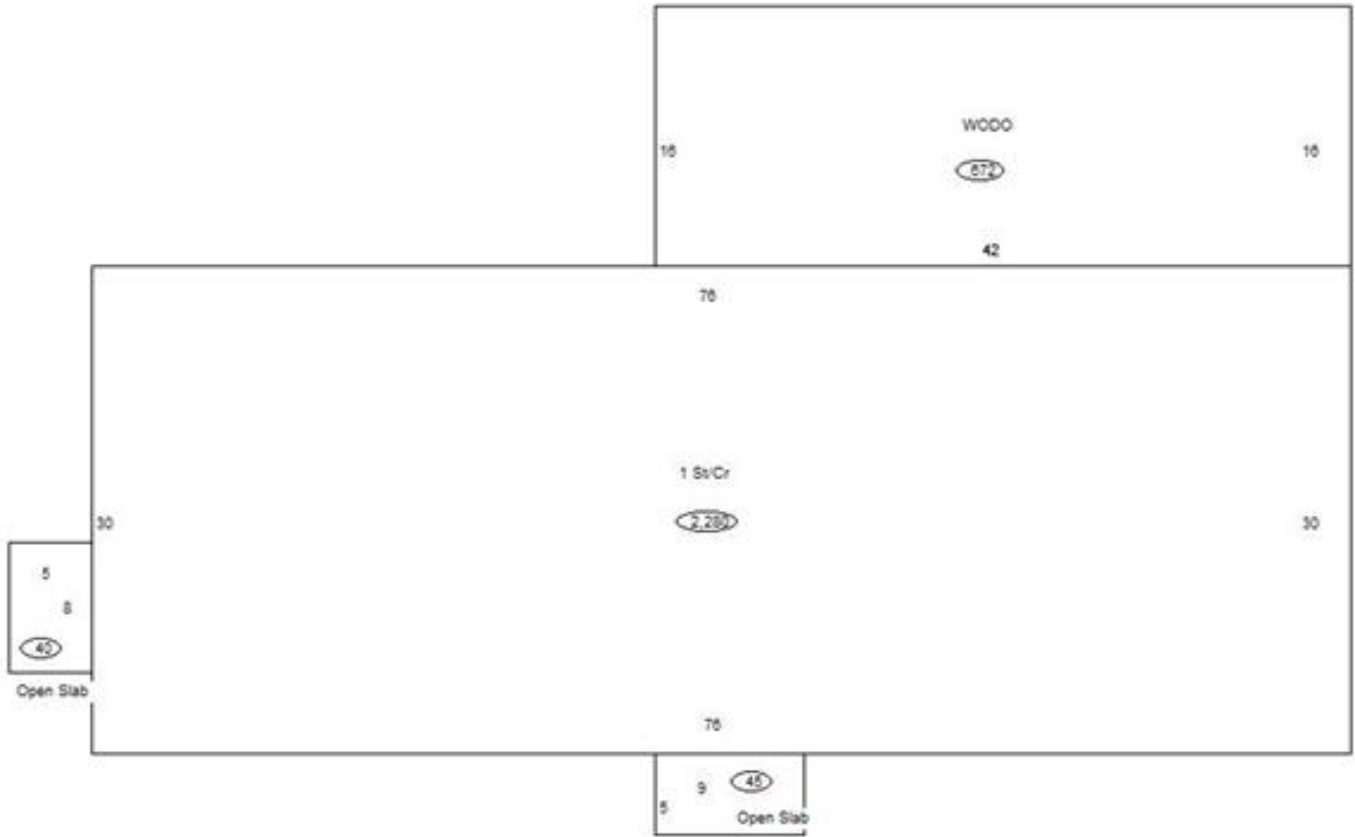
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### Sketch Image

660012979



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,280	1.000	2,280
2	M	PATO		10	Open Slab	40	1.000	40
3	M	WODO		10	WODO	672	1.000	672
4	M	PATO		10	Open Slab	45	1.000	45
<b>Total Building Area</b>						2,280		2,280



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			4,000
	Qual 2	Cond 3	Year 2009	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.77 x 4,000)	95,080		95,080		95,080
	LT	LEAN-TO	0x0x0			312
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 312)	911		911	456	455
	DTGF	DETACHED GARAGE FAIR	0x0x0			780
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 780)	12,480		12,480	6,240	6,240
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	18,750	6,250
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	38.000	122	122	4,651	4,651
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	5.000	142	142	708	708
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	5.000	144	144	720	720
<b>NTV PST Totals</b>						48.000			6,079	6,079
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	14.000	84	84	1,176	1,176
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	4.000	224	224	896	896
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	14.000	193	193	2,705	2,705
<b>IMP PST Totals</b>						32.000			4,777	4,777
<b>Total Agland</b>						80.000			10,856	10,856