



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	660012984				<p>\\tsclient\C\Users\CB\OneDrive - Rogers County\Pictures\2020-07-1 7/1/2020</p>														
Parcel ID	23N14E-12-2-00000-000-0000																		
Cadastral ID	12-23-14-00700																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area 2																	
Tax Area	10 - OOLOGAH RURAL/NW FIRE																		
Name ID	303945																		
CASEBEER, MARVIN W &																			
DONNA S TRUSTEES																			
3145 E 360 RD																			
TALALA OK 74080-0000																			
Parcel Location																			
Situs	03145 E 360 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	1 - Acres																
Sec/Twn/Rng	12 / 23 / 14 / 2																		
Neighborhood	4030 - OOLOGAH RURAL																		
School District	S004 - OOLOGAH SCHOOLS																		
Legal Description					Building Permits														
Lat/Long: 36.49298701 -95.77385020					<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															
TR IN E2 NW NW, BEG AT PT 202. 8' N SW/C E2 NW NW, SELY ALG ROW CO RD 208.71', N & PAR TO W/L E2 NW NW 208.71', NWLY & PARALLEL TO CO RD 208.71' S & ALG W/L E2 NW NW 208.71' TO POB																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2141/933	CASEBEER, MARVIN W &	11/23/2010	0	4										
					879/331	SELLER	04/15/1992	0	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	0	Land Value	31,101	26,998	11%	2,970	Assessed	18,165	1,965.12										
Year Frozen	0	Improvements	154,233	138,142		15,195	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	185,334	165,140		18,165	Total Taxable	17,165	1,871.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660012984	CASEBEER, MARVIN W &	10	174,622	1000	16,636	1,814.00												
2024	2024-660012984	CASEBEER, MARVIN W &	10	185,569	1000	16,123	1,703.00												
2023	2023-660012984	CASEBEER, MARVIN W &	10	166,338	1000	15,624	1,639.00												
2022	2022-660012984	CASEBEER, MARVIN W &	10	154,124	1000	15,140	1,581.00												
2021	2021-660012984	CASEBEER, MARVIN W &	10	150,378	1000	14,670	1,543.00												
2020	2020-660012984	CASEBEER, MARVIN W &	10	149,287	1000	14,214	1,518.00												
2019	2019-660012984	CASEBEER, MARVIN W &	10	140,826	1000	13,771	1,443.00												
2018	2018-660012984	CASEBEER, MARVIN W &	10	146,570	1000	13,341	1,447.00												
2017	2017-660012984	CASEBEER, MARVIN W &	10	145,086	1000	12,923	1,482.00												
2016	2016-660012984	CASEBEER, MARVIN W &	10	139,065	1000	12,363	1,294.00												
2015	2015-660012984	CASEBEER, MARVIN W &	10	135,453	1000	11,974	1,186.00												
2014	2014-660012984	CASEBEER, MARVIN W &	10	139,428	1000	11,596	1,146.00												
2013	2013-660012984	CASEBEER, MARVIN W &	10	132,436	1000	11,229	1,074.00												



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.128	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,134.00 x .63 = 31,101	
Factor Value		
Adjustments	1.0000	
Lot Value	31,101	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,439 / 2,015
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	73.61	Total Misc Impr	+ 9,241
Roofing Adj	+ 2.87	Garage Cost	+ 0
Subfloor Adj	+ 1.70	Total RCN	= 200,182
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 92,084
Plumbing Adj	+ 6.28	Lump Sums	+ 6,963
Basement Adj	+ 0.00	RCNLD	= 115,061
Adj Base Cost	= 94.76	Lot Value	+ 31,101
Total Area	x 2,015	Indicated Value	= 146,162
Adjusted Cost	= 190,941	Value Per SqFt	72.54



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,792	81.78	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,061		
Lot Value	31,101		
Indicated Value	146,162	72.54	Per SqFt
Agland Value			
Site Improvements	39,172		
Total Value	185,334	91.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	31116	18x8		144	54.80		7,891
WODO	WOOD DECK - OPEN	31117	176		176	20.74	40%	2,190
WODO	WOOD DECK - OPEN	115507	19x11		209	19.25	40%	2,414
PRCH	SLAB PORCH - COVERED	115508	8x8		64	21.09		1,350
WODO	WOOD DECK - OPEN	115509	20x10		200	19.66	40%	2,359



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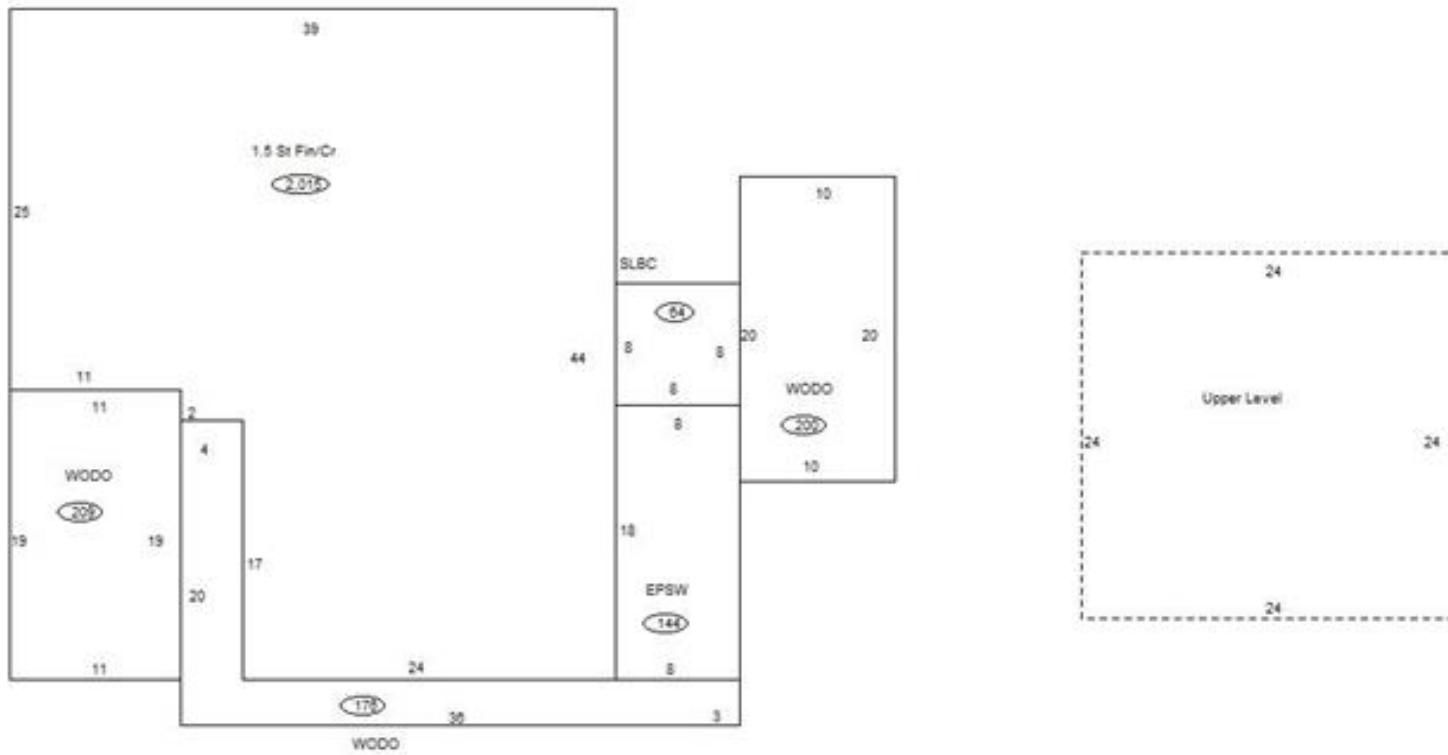
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Sketch Image

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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	1,439	1.400	2,015
2	M	EPSW		10	EPSW	144	1.000	144
3	M	WODO		10	WODO	176	1.000	176
4	M	WODO		10	WODO	209	1.000	209
5	M	PRCH		10	SLBC	64	1.000	64
6	M	WODO		10	WODO	200	1.000	200
7	U	^UL		10	Upper Level	576	1.000	576
Total Building Area						1,439		2,015



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	14x24x0			336	
	Qual	3	Cond 3	Year	2016	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 336)		1,431		1,431		1,431
	BARN	BARN	40x30x0			1,200	
	Qual	3	Cond 3	Year	2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (48% Phys/ % Func)	RCNLD
	Base Cost (10.66 x 1,200)		12,792		12,792	6,140	6,652
	UTIL	SHOP BUILDING	0x0x0			288	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 288)		9,009		9,009	1,351	7,658
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	3,378	19,144
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288)		841		841	126	715
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288)		841		841	126	715
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288)		841		841	126	715



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			640
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 640) 2,240		Modifier Total	RCN	Depr (100% Phys/ % Func) 2,240	RCNLD
	STF	STG FAIR	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 288) 1,348		Modifier Total	RCN	Depr (0% Phys/ % Func) 1,348	RCNLD 1,348
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	LT	LEAN-TO	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 160) 467		Modifier Total	RCN	Depr (30% Phys/ % Func) 467	RCNLD 327
	LT	LEAN-TO	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 160) 467		Modifier Total	RCN	Depr (0% Phys/ % Func) 467	RCNLD 467