



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 660013368 Parcel ID 22N14E-13-2-00000-000-0000 Cadastral ID 13-22-14-00810 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 297066 KOOP, DANIEL EDWARD 15201 S 4060 RD OOLOGAH OK 74053-3734 Parcel Location Situs 15201 S 4060 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 13 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.39169543 -95.77523658																																																																																																																
SW NW NW					Building Permits																																																																																																											
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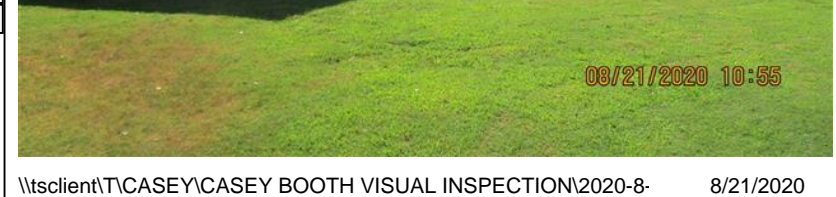
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,191 / 3,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,191
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	925 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/21/2020

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	97.19	Total Misc Impr	+ 22,295				
Roofing Adj	+ 4.40	Garage Cost	+ 34,419				
Subfloor Adj	+ -2.42	Total RCN	= 429,086				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 120,144				
Plumbing Adj	+ 7.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 308,942				
Adj Base Cost	= 120.90	Lot Value	+ 308,942				
Total Area	x 3,080	Indicated Value	= 308,942				
Adjusted Cost	= 372,372	Value Per SqFt	100.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,942		
Lot Value			
Indicated Value	308,942	100.31	Per SqFt
Agland Value	1,807		
Site Improvements	54,011		
Total Value	364,760	118.43	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	32192	23x9		207	28.78		5,957
PRCH	SLAB PORCH - COVERED	32193	31x8		248	28.64		7,103
PRCH	SLAB PORCH - COVERED	116751	12x8		96	29.22		2,805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0	Concrete		1,500
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (28.65 x 1,500)	42,975		42,975	3,868	39,107
	SHDS	Shed - Small	16x10x6	Concrete	Composition Shingle	160
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (24.21 x 160)	3,874		3,874	3,874	
	PCPT	Carport - Portable	26x22x10	Dirt	Formed Metal	572
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.51 x 572)	2,580		2,580	2,580	
	LNT0	Lean To - Attached	6x38x8	Dirt	Formed Metal	228
	Qual	3	Cond 3	Year 2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 228)	2,177		2,177	762	1,415
	LNT0	Lean To - Attached	6x38x8	Dirt	Formed Metal	228
	Qual	3	Cond 3	Year 2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 228)	2,177		2,177	762	1,415
	SHDS	Shed - Small	48x20x8	Concrete	Composition Shingle	960
	Qual	3	Cond 3	Year 2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (19.35 x 960)	18,576		18,576	6,502	12,074



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.850	168	168	311	311
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.220	224	224	945	945
DWA	DWIGHT SILT LOAM 0-1% SLO	IMP PST	50			3.920	140	140	549	549
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.010	213	213	2	2
IMP PST Totals						10.000			1,807	1,807
Total Agland						10.000			1,807	1,807