



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 660014024 Parcel ID 22N15E-14-3-00000-000-0000 Cadastral ID 14-22-15-00900 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 196044 FORBES, JAMES RAY & PATRICIA ANN TRUSTEES 8302 E 435 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08302 E 435 RD Subdivision Lot/Block / Parcel Size 44.45 - Acres Sec/Twn/Rng 14 / 22 / 15 / 3 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																
Legal Description Lot/Long: 36.38510551 -95.68074595																																																																																																																
LOT 7 & SE NW SW					Building Permits																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (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% Frame, Siding, Vinyl
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 50

\\tsclient\T\TOMMY DUNLAP\051722 (66)\IMG_0015.JPG 5/17/2022

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	93.38	Total Misc Impr	+ 6,267				
Roofing Adj	+ 5.07	Garage Cost	+ 0				
Subfloor Adj	+ 1.14	Total RCN	= 221,480				
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 126,244				
Plumbing Adj	+ 5.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 95,236				
Adj Base Cost	= 116.71	Lot Value	+ 0				
Total Area	x 1,844	Indicated Value	= 95,236				
Adjusted Cost	= 215,213	Value Per SqFt	51.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,236		
Lot Value			
Indicated Value	95,236	51.65	Per SqFt
Agland Value	6,538		
Site Improvements	132,580		
Total Value	329,590	178.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	33764	16x5		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	33765	8x8		64	24.07		1,540
PATO	SLAB PORCH - OPEN	33766	338		338	8.30		2,805



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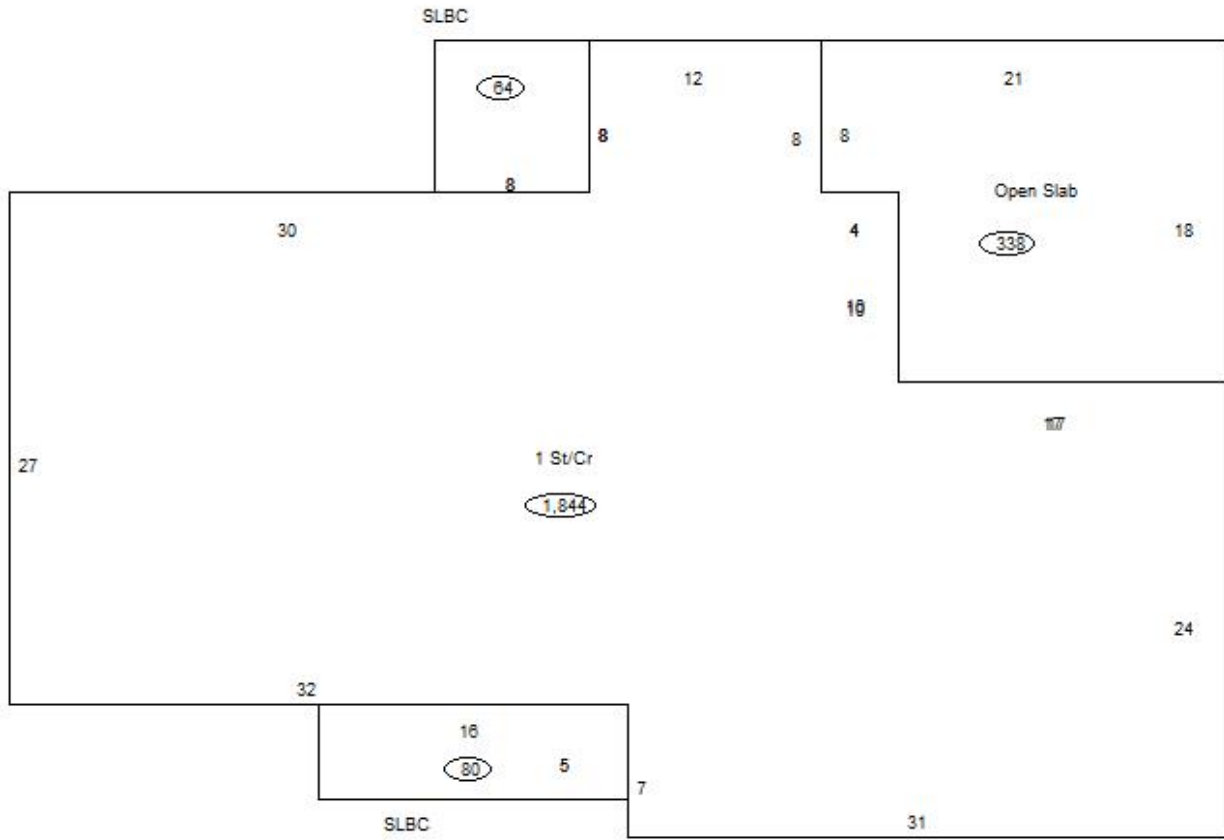
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,844	1.000	1,844
2	M	PRCH		10	SLBC	80	1.000	80
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PATO		10	Open Slab	338	1.000	338
Total Building Area						1,844		1,844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (30.25 x 1,200)	36,300		36,300	12,705	23,595
	UTIL	SHOP BUILDING	50x100x0			5,000	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (23.94 x 5,000)	119,700		119,700	23,940	95,760
	LT	LEAN-TO	33x100x0			3,300	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 3,300)	9,636		9,636		9,636
	BARN	BARN	30x40x0			1,200	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (9.97 x 1,200)	11,964		11,964	8,375	3,589
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x)					



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Lot Data	Primary Image		
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>			
Cost Approach			
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 25,502</p> <p>Total Improvement Value 25,502</p> <p>Land Value</p> <p>Cost Approach Value 25,502</p>	<th data-bbox="704 884 1588 911">Image Information</th> <p data-bbox="732 936 837 959">Image ID</p> <p data-bbox="732 963 837 987">Image Date</p> <p data-bbox="732 993 786 1016">Name</p> <p data-bbox="732 1022 837 1045">Description</p>		Image Information
Income Approach	Value Reconciliation		
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 120,738</p> <p>Land Value</p> <p>Total Appraised Value 25,502</p>		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	45x28x10			1,260
	Qual	1	Cond 2	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.00 x 1,260)				27,720	14,969	12,751
	PFS	PORTABLE FRAME STRUCTURE	45x28x10			1,260
	Qual	1	Cond 2	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.00 x 1,260)				27,720	14,969	12,751
Total Site Improvement Value						25,502



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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			8.605	54	54	465	465
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.964	192	192	569	569
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			27.332	166	166	4,526	4,526
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			3.374	235	235	794	794
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.174	85	85	184	184
TMBR Totals						44.450			6,538	6,538
Total Agland						44.450			6,538	6,538