



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 660014132 Parcel ID 23N14E-14-4-00000-000-0000 Cadastral ID 14-23-14-02500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 315710 PERRY, KEVIN D LIVING TRUST & LAURA L PERRY LIVING TRUST 9600 S 4060 RD TALALA OK 74080-0000 Parcel Location Situs 09600 S 4060 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 14 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.47315375 -95.77912576					Building Permits				
N2 NE SE LESS N 300, E 725' THEREOF					Number	Description	Opened	Closed	Amount
					R2011 04 9	R12-NEW 3000 SQ FT SFR	05/2011	09/2011	108,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PERRY, KEVIN D &	04/21/2020	0	4
					1400/538	CAMPBELL, LESTER M	08/16/2002	97,500	9
					824/503			30,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	0	Land Value	194,689	82,549	11%	9,080	Assessed	46,493	5,029.68
Year Frozen	0	Improvements	767,272	340,121		37,413	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	961,961	422,670		46,493	Total Taxable	45,493	4,936.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660014132	PERRY, KEVIN D LIVING TRUST &			10	935,032	1000	44,140	4,789.00
2024	2024-660014132	PERRY, KEVIN D LIVING TRUST &			10	849,582	1000	42,825	4,499.00
2023	2023-660014132	PERRY, KEVIN D LIVING TRUST &			10	722,004	1000	41,549	4,335.00
2022	2022-660014132	PERRY, KEVIN D LIVING TRUST &			10	721,588	1000	40,309	4,186.00
2021	2021-660014132	PERRY, KEVIN D LIVING TRUST &			10	621,502	1000	39,106	4,091.00
2020	2020-660014132	PERRY, KEVIN D LIVING TRUST &			10	599,745	1000	37,938	4,027.00
2019	2019-660014132	PERRY, KEVIN D &			10	292,906	1000	31,220	3,254.00
2018	2018-660014132	PERRY, KEVIN D &			10	299,215	1000	31,013	3,345.00
2017	2017-660014132	PERRY, KEVIN D &			10	295,877	1000	30,081	3,434.00
2016	2016-660014132	PERRY, KEVIN D &			10	292,393	1000	29,175	3,035.00
2015	2015-660014132	PERRY, KEVIN D &			10	284,571	1000	28,297	2,786.00
2014	2014-660014132	PERRY, KEVIN D &			10	289,510	1000	27,443	2,697.00
2013	2013-660014132	PERRY, KEVIN D &			10	276,502	1000	26,615	2,529.00



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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	15							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	665,499.00 x .29 = 194,689							
Factor Value								
Adjustments	1.0000							
Lot Value	194,689							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	DMH LOWER VALUED MH							
Style	100% Two Story							
Exterior Wall	100% Frame, Siding, Metal							
Base/Total Area	1,500 / 3,000							
Style	100% Two Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,500							
Fixture/RghIn	14 /							
Bed/F/H Bath	4 / 3.5 /							
Basement Area								
Garage Type	760 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2011 / 11							
Cost Approach		Manual : 01/2025						
Base Cost	48.85	Total Misc Impr	+ 9,220					
Roofing Adj	+ 2.11	Garage Cost	+ 19,502					
Subfloor Adj	+ -0.55	Total RCN	= 232,092					
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 27,851					
Plumbing Adj	+ 5.91	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 204,241					
Adj Base Cost	= 67.79	Lot Value	+ 194,689					
Total Area	x 3,000	Indicated Value	= 398,930					
Adjusted Cost	= 203,370	Value Per SqFt	132.98					
				GRM Approach				
				GRM Code				
				Gross Rent				
				Indicated Value				
				0.00				
				Multiple Regression				
				MRA Code				
				1 Test				
				Adusted R				
				0.8445				
				Indicated Value				
				433,442 144.48 Per SqFt				
				Direct Comparables				
				Selection Model				
				A Adam Test				
				Adjustment Model				
				A2 AO Test				
				Comparables				
				Indicated Value				
				Value Reconciliation				
				Selected Approach				
				Cost Approach				
				Improvements				
				204,241				
				Lot Value				
				194,689				
				Indicated Value				
				398,930 132.98 Per SqFt				
				Agland Value				
				Site Improvements				
				117,285				
				Total Value				
				516,215 172.07 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	34007	50x8		400	23.05		9,220



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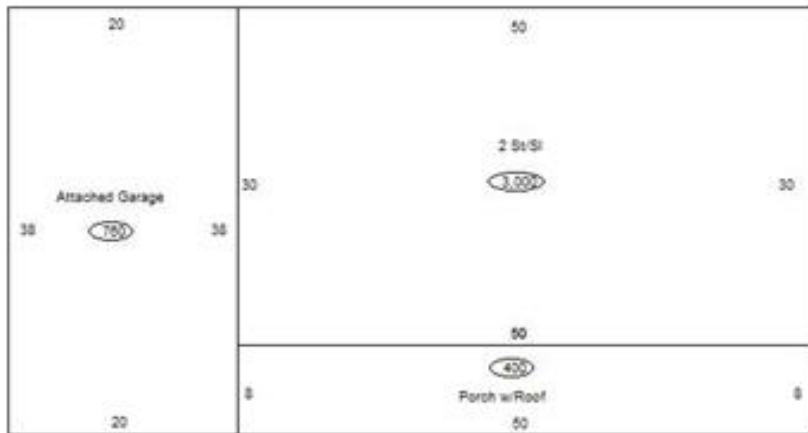
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,500	2.000	3,000
2	G	1		13	Attached Garage	760	1.000	760
3	M	PRCH		13	SLBC	400	1.000	400
4	U	^UL		13	Upper Level (1)	1,500	1.000	1,500
Total Building Area						1,500		3,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	100x60x14	Concrete	Galvanized Metal	6,000
	Qual 1	Cond 1	Year 2022	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (21.89 x 6,000)	131,340		131,340	14,447	116,893
	LT	LEAN-TO	0x0x0			384
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 384)	1,121		1,121	729	392
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 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	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 7,076</p> <p>Total Base Value 528,365</p> <p>Modifier Value</p> <p>Misc Improvements 2,285</p> <p>Replacement Cost New 530,650</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 445,746</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 445,746</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 445,746</p> <p>Land Value</p> <p>Cost Approach Value 445,746 62.99/SqFt</p>	<p>Image ID 1037746</p> <p>Image Date 3/26/2024</p> <p>Name 14132 Picture.JPG</p> <p>Description \\tsclient\Z\CASEY\14132 Picture.JPG</p>
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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 204,241</p> <p>Land Value</p> <p>Total Appraised Value 445,746 62.99/SqFt</p>



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Account 660014132
Parcel ID 23N14E-14-4-00000-000-0000
Cadastral ID 14-23-14-02500

Tax Area Code 10
Property Class RR
Owners Name PERRY, KEVIN D LIVING TRUST &

Building Data

Building ID 4586
Building Sequence 1
Occupancy 1 528 Service Repair Garage 92%
Occupancy 2 344 Office Building 8%
Occupancy 3
Total Floor Area 7,076
Average Perimeter 540
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2010
Effective Age 8
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0015.JPG
Image Date 1/31/2020
Image Name IMG_0015.JPG
Description \\tsclient\C\TOMS PC PICS\2019-12-19\IMG_0015.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 51.92
Wall Cost 20.32
HVAC Cost 2.43
Basement Cost 0.00
Total Base Cost 74.67
Total Area 7,076
Base RCN 528,365
Misc Impr Value 2,285

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 530,650
Physical Depreciation 16%
Functional Depreciation
Total Depreciation 16% (84,904)
Total RCNLD 445,746
Lump Sums
Total Building Value 445,746 \$ 62.99 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LTP	LEAN-TO PORCH		78x10	780	2.93		2,285
Total Misc Improvement							2,285

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	20%		17,166
Total Modifier Value					17,166