



# 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> 660014133 <b>Parcel ID</b> 23N14E-14-4-00000-000-0000 <b>Cadastral ID</b> 14-23-14-02600 <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> 208464 GAY, TED  PO BOX 335 OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 09720 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> S2 S2 NE SE Lat/Long: 36.47103945 -95.77878565																																																																																																																									
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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	2,057 / 2,057
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,057
Fixture/RghIn	1 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

660014133_001.JPG	3/12/2024
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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	101.86	Total Misc Impr	+ 17,619				
Roofing Adj	+ 4.67	Garage Cost	+ 18,963				
Subfloor Adj	+ -2.19	Total RCN	= 279,349				
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 89,392				
Plumbing Adj	+ 1.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 189,957				
Adj Base Cost	= 118.02	Lot Value	+ 189,957				
Total Area	x 2,057	Indicated Value	= 189,957				
Adjusted Cost	= 242,767	Value Per SqFt	92.35				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,957		
Lot Value			
Indicated Value	189,957	92.35	Per SqFt
Agland Value	1,416		
Site Improvements	18,117		
Total Value	209,490	101.84	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2014	1	0.00	
PRCH	SLAB PORCH - COVERED	34011	198		198	26.31	5,209
EPSW	ENCLOSED PORCH - SOLID WALL	34012	179		179	69.33	12,410



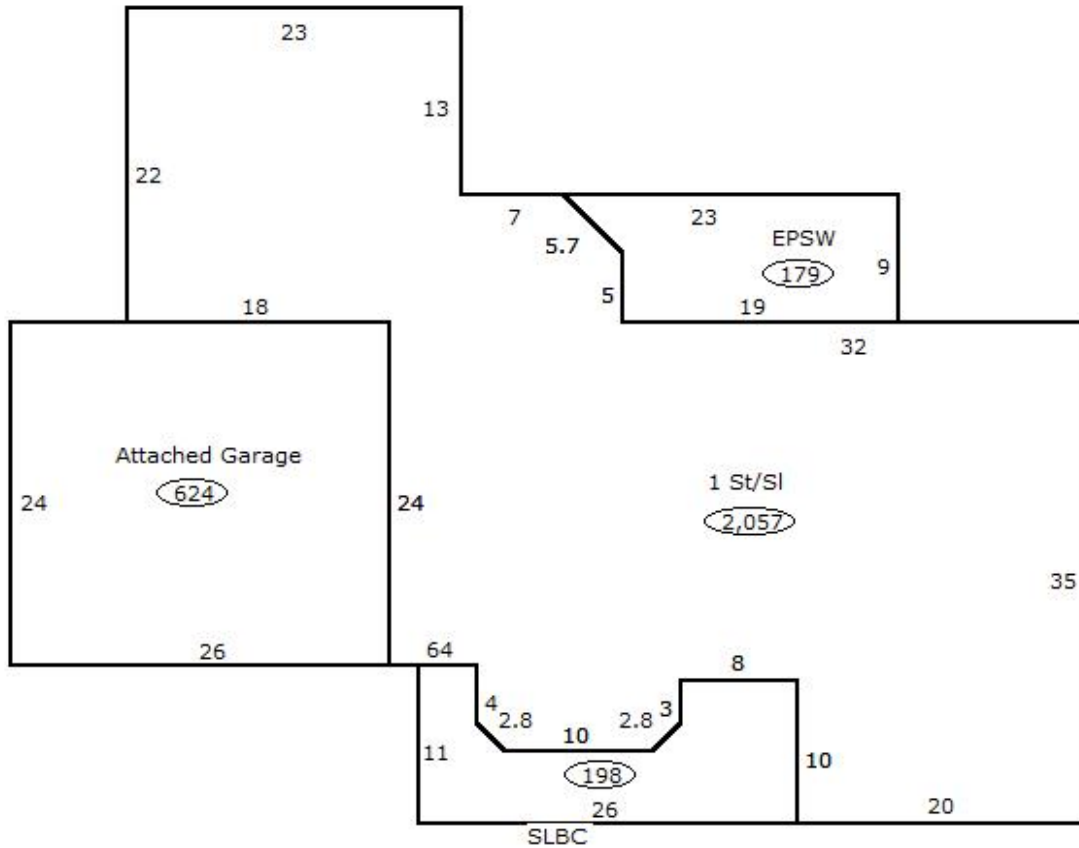
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,057	1.000	2,057
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	198	1.000	198
4	M	EPSW		13	EPSW	179	1.000	179
<b>Total Building Area</b>						<b>2,057</b>		<b>2,057</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	23x18x0			414	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.33 x 414)		4,277		4,277	214	4,063
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)		9,216		9,216	3,226	5,990
	DTGF	DETACHED GARAGE FAIR	30x24x0			720	
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)		11,520		11,520	3,456	8,064



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			10.000	142	142	1,416	1,416
<b>NTV PST Totals</b>						10.000			1,416	1,416
<b>Total Agland</b>						10.000			1,416	1,416