



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 660014144 Parcel ID 23N15E-14-1-00000-000-0000 Cadastral ID 14-23-15-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 203844 WILLHITE, JOHNNY E 9420 S 4120 RD OOLOGAH OK 74053-0000 Parcel Location Situs 09420 S 4120 RD Subdivision Lot/Block / Parcel Size 12 - Acres Sec/Twn/Rng 14 / 23 / 15 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-05-18\IMG_0157.JPG 5/18/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.47610338 -95.67066596 S2 N2 SE NE & N 208', E 416' S2 SE NE																																																																																																																									
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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				<p>\\tsclient\C\Users\CB\Pictures\2020-05-18\IMG_0157.JPG 5/18/2020</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	2 - Fair			GRM Code	
Quality	2 - Fair			Gross Rent	0.00
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Wood			MRA Code	
Base/Total Area	1,348 / 1,348			Adusted R	
Style	100% One Story			Indicated Value	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	4 Metal, Preformed			Selection Model	A Adam Test
Area on Slab	1,348			Adjustment Model	A2 AO Test
Fixture/RghIn	8 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach	Cost Approach
Remodel				Improvements	54,536
Year/Eff Age	1970 / 56			Lot Value	
Cost Approach		Manual : 01/2025		Indicated Value	54,536
Base Cost	88.68	Total Misc Impr	+ 2,387	Agland Value	2,304
Roofing Adj	+ 4.68	Garage Cost	+	Site Improvements	13,789
Subfloor Adj	+ 0.00	Total RCN	= 151,489	Total Value	70,629
Heat/Cool Adj	+ 10.30	Depreciation (64%)	- 96,953		52.40 Total Value Per SqFt
Plumbing Adj	+ 6.95	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 54,536		
Adj Base Cost	= 110.61	Lot Value	+		
Total Area	x 1,348	Indicated Value	= 54,536		
Adjusted Cost	= 149,102	Value Per SqFt	40.46		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2012	1	0.00	
PRCH	SLAB PORCH - COVERED	34037	19x6		114	20.94	2,387



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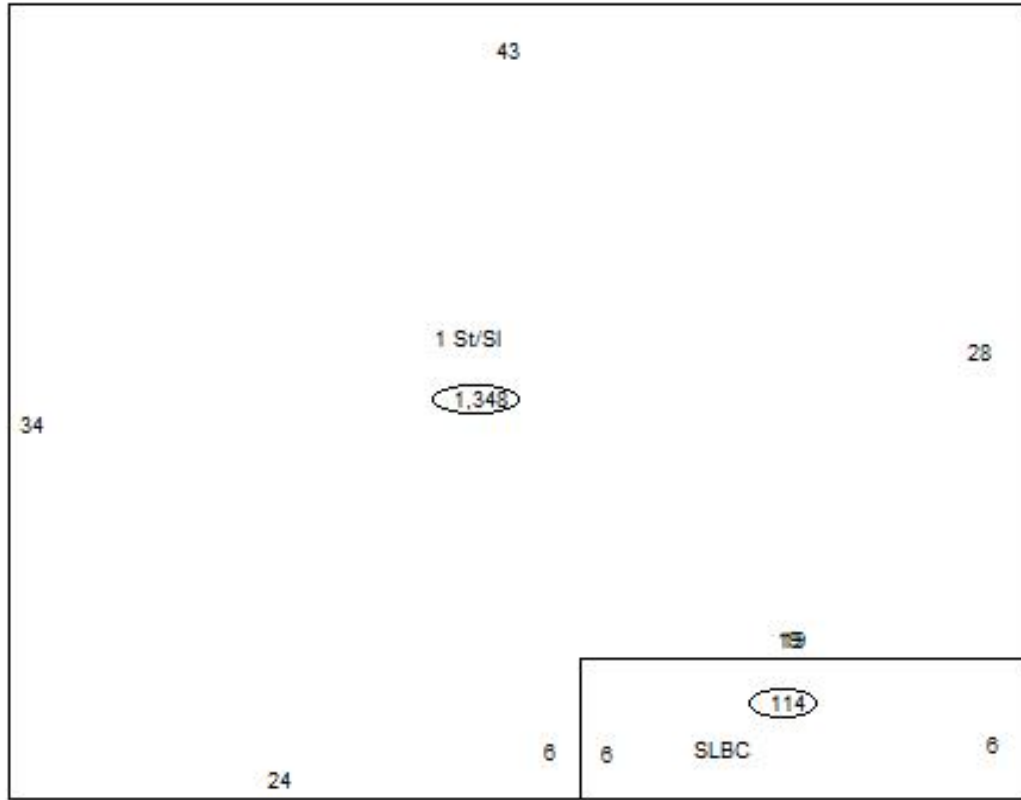
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,348	1.000	1,348
2	M	PRCH		10	SLBC	114	1.000	114
Total Building Area						1,348		1,348



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ 100% Func)	
	Base Cost (23.82 x 80)		1,906		1,906	1,906
	BNGP	Barn - General Purpose	38x28x10	Dirt	Formed Metal	1,064
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (22.35 x 1,064)		23,780		23,780	14,506
	BNGP	Barn - General Purpose	30x60x8	Dirt	Formed Metal	1,800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ 0% Func)	
	Base Cost (19.52 x 1,800)		35,136		35,136	31,622
	LNT0	Lean To - Attached	38x12x8	Dirt	Formed Metal	456
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (9.69 x 456)		4,419		4,419	3,535
	LT	LEAN-TO	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	
	Base Cost (2.92 x 400)		1,168		1,168	1,051



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	3.000	192	192	576	576
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	9.000	192	192	1,728	1,728
NTV PST Totals						12.000			2,304	2,304
Total Agland						12.000			2,304	2,304