



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:52:31  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660014665 <b>Parcel ID</b> 22N15E-15-4-00000-000-0000 <b>Cadastral ID</b> 15-22-15-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 329071 MEYER, VIRGINIA & JAMES FAMILY TRUST  PO BOX 1581 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 15650 RED ROCK RANCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.56 - Acres <b>Sec/Twn/Rng</b> 15 / 22 / 15 / 4 <b>Neighborhood</b> 6020 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\051922 (66)\IMG_0005.JPG 5/20/2022</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.38385488 -95.69239479 E 426.29', S 208.71', W 635' SE NW SE & S 313.07', W 208.71' SE NW SE																																																																																																																				
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Date 04/17/2026  
 Time 08:52:32  
 Page 2

Lot Data	Square-Foot - NBHD 6020 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3.56 <b>Non-Ag Acres</b> 3.4639 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 150,886.00 x .30 = 45,423 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,423		 <p>\\tsclient\T\TOMMY DUNLAP\051922 (66)\IMG_0005.JPG 5/20/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Rustic Log
<b>Base/Total Area</b>	2,016 / 2,928
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	335,997 114.75 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	220,677
<b>Lot Value</b>	45,423
<b>Indicated Value</b>	266,100 90.88 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	15,487
<b>Total Value</b>	281,587 96.17 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	91.03	<b>Total Misc Impr</b>	+	30,985
<b>Roofing Adj</b>	+ 3.45	<b>Garage Cost</b>	+	19,389
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	387,153
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 43%)</b>	-	166,476
<b>Plumbing Adj</b>	+ 6.07	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	220,677
<b>Adj Base Cost</b>	= 115.02	<b>Lot Value</b>	+	45,423
<b>Total Area</b>	x 2,928	<b>Indicated Value</b>	=	266,100
<b>Adjusted Cost</b>	= 336,779	<b>Value Per SqFt</b>		90.88

### 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	35447	22x5		110	29.17		3,209
PATO	SLAB PORCH - OPEN	35448	108		108	12.84		1,387
PRCH	SLAB PORCH - COVERED	35449	14x12		168	28.93		4,860
PATO	SLAB PORCH - OPEN	35450	30x8		240	11.13		2,671
PATO	SLAB PORCH - OPEN	35451	31x9		279	10.39		2,899
PRCH	SLAB PORCH - COVERED	35453	56x6		336	28.36		9,529



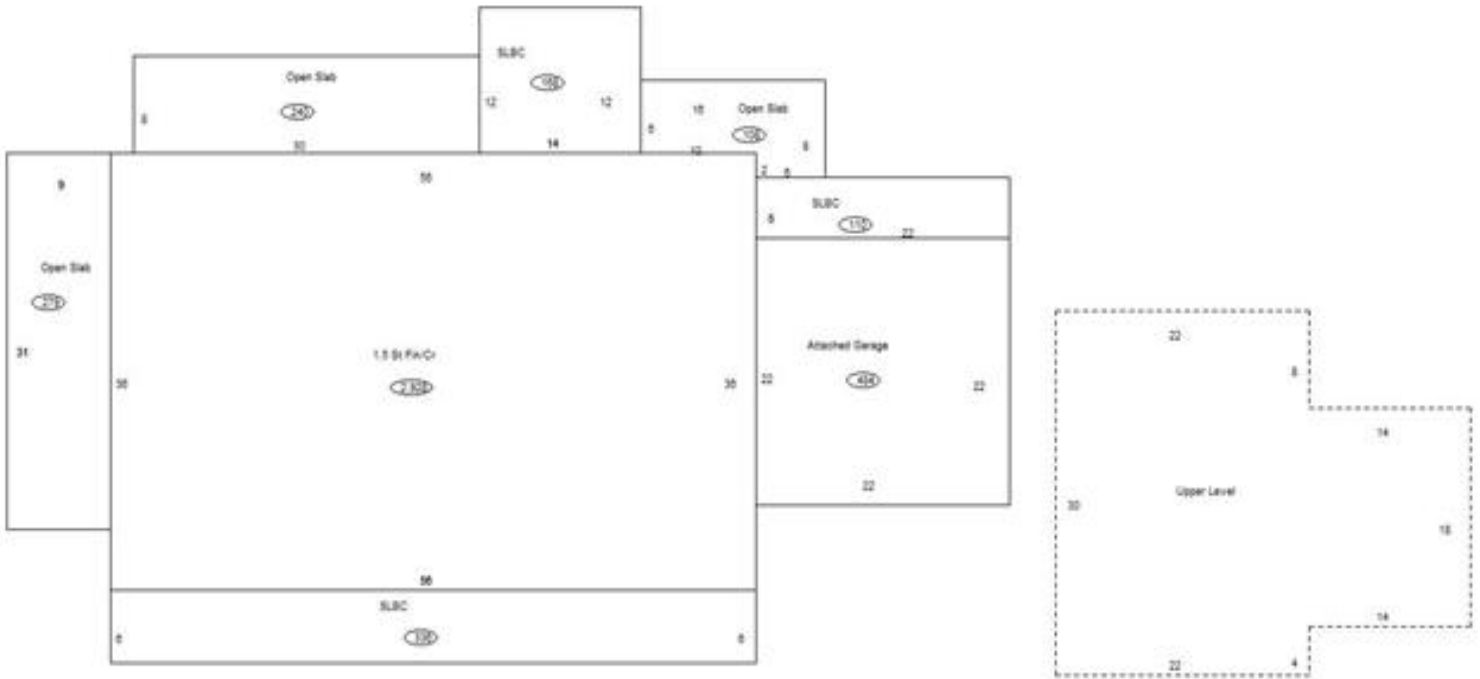
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 Page 3

**Sketch Image**

660014665



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,016	1.452	2,928
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PATO		10	Open Slab	108	1.000	108
5	M	PRCH		10	SLBC	168	1.000	168
6	M	PATO		10	Open Slab	240	1.000	240
7	M	PATO		10	Open Slab	279	1.000	279
8	U	^UL		10	Upper Level	912	1.000	912
9	M	PRCH		10	SLBC	336	1.000	336
<b>Total Building Area</b>						<b>2,016</b>		<b>2,928</b>



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 Page 4

660014665

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO				500	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 500)		1,460		1,460	438	1,022
	LT	LEAN-TO				600	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 600)		1,752		1,752	526	1,226
	STF	STG FAIR				120	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 120)		562		562	225	337
	DTGF	DETACHED GARAGE FAIR				1,152	
	Qual	2	Cond 3	Year	Eff Age		
	<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 1,152)		18,432		18,432	5,530	12,902