



# 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> 660014753 <b>Parcel ID</b> 23N15E-15-3-00000-000-0000 <b>Cadastral ID</b> 15-23-15-01800 <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> 204964 BOLIN, DEXTER F &  JIMMY P 9600 S 4103 RD OOLOGAH OK 74053-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 09600 S 4103 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.92 - Acres <b>Sec/Twn/Rng</b> 15 / 23 / 15 / 3 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.47286448 -95.69858739 TR IN W2 E2 SW, BEG ON N/L SW, 1411.62' E OF NW/C, ELY ALG N/ L 563.31' TO NE/C W2 E2 SW, S ALG E/L W2 E2 SW 773.15' WLY ALG A LINE PARALLEL TO N/L SW 563.51' NLY ALG A LINE PAR TO & 95' EQUI-DIST E OF W/L OF E2 SW 773.15' TO POB. LESS THAT PART CONTAINED IN THE FOLLOWING DESCRIBED TRACT ON 2593-172: BEG NW/C					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,522 / 2,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,522
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1991 / 26

**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	96.61	Total Misc Impr	+	11,587
Roofing Adj	+ 4.82	Garage Cost	+	
Subfloor Adj	+ -1.08	Total RCN	=	311,327
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	108,964
Plumbing Adj	+ 7.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	202,363
Adj Base Cost	= 118.85	Lot Value	+	
Total Area	x 2,522	Indicated Value	=	202,363
Adjusted Cost	= 299,740	Value Per SqFt		80.24

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	202,363		
Lot Value			
Indicated Value	202,363	80.24	Per SqFt
Agland Value	855		
Site Improvements	71,874		
Total Value	275,092	109.08	Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	35638	176		176	23.66		4,164
PATO	SLAB PORCH - OPEN	35639	16x16		256	9.09		2,327



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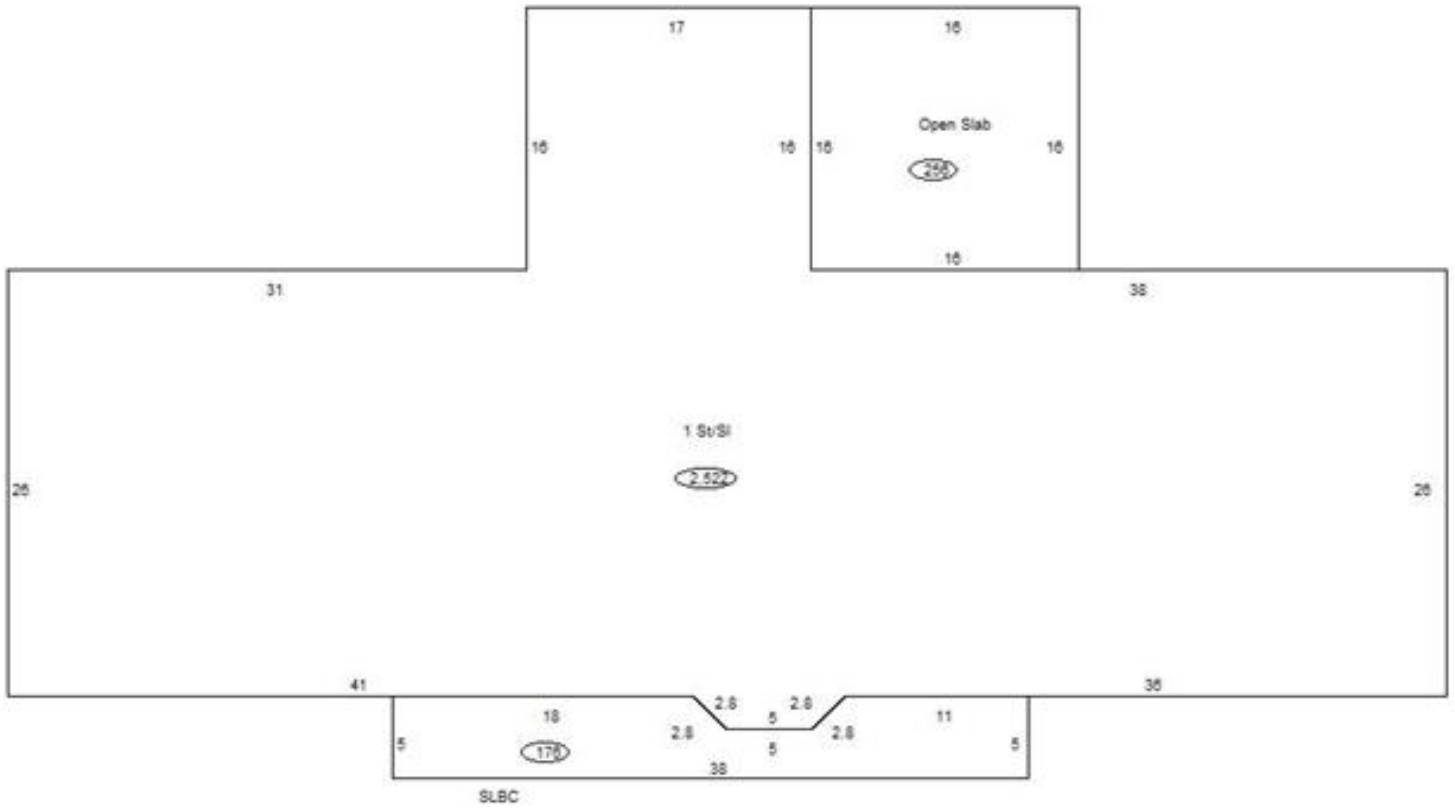
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### Sketch Image

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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	2,522	1.000	2,522
2	M	PRCH		10	SLBC	176	1.000	176
3	M	PATO		10	Open Slab	256	1.000	256
<b>Total Building Area</b>						2,522		2,522



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x28x8	Concrete	Formed Metal	672
	Qual 2	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (29.31 x 672)	19,696		19,696	985	18,711
	CPDT	CARPORT - DETACHED	24x24x10	Dirt	Formed Metal	576
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.75 x 576)	3,888		3,888	194	3,694
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.52 x 160)	3,923		3,923	1,805	2,118
	BNGP	Barn - General Purpose	50x50x10	Dirt	Formed Metal	2,500
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (18.91 x 2,500)	47,275		47,275	9,455	37,820
	SHDS	Shed - Small	20x30x8	Plank	Composition Shingle	600
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (15.87 x 600)	9,522		9,522	5,713	3,809
	SHDS	Shed - Small	10x12x8	Plank	Galvanized Metal	120
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.15 x 120)	3,018		3,018	1,781	1,237
	LOAF	Loafing Shed	30x40x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 1995	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 1,200)	8,544		8,544	5,554	2,990



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	20x30x10	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (7.12 x 600)	4,272		4,272	2,777
				1,495



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			5.920	108	108	639	639
VE	VERDIGRIS CLAY LOAM	NTV PST	90			1.000	216	216	216	216
<b>NTV PST Totals</b>						6.920			855	855
<b>Total Agland</b>						6.920			855	855