



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:38:41
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Assessment Data					Primary Image																																																																																																																				
Account 660016427 Parcel ID 22N15E-17-3-00000-000-0000 Cadastral ID 17-22-15-00400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 304197 RIHERD, TIMOTHY M & VIKTORIYA V KOTYK 15611 S 4080 RD OOLOGAH OK 74053-0000 Parcel Location Situs 15611 S 4080 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 17 / 22 / 15 / 3 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>05/27/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New f(68)\IMG_0006.JPG 5/27/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.38524706 -95.74006327 S 208.7', N 808.7', W 208.7' NW SW																																																																																																																									
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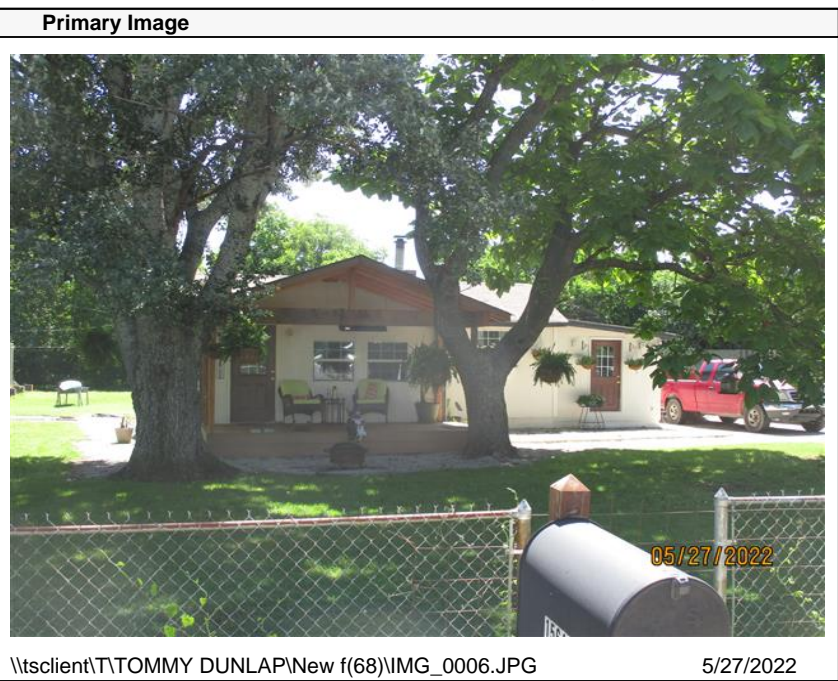
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Lot Data		Square-Foot - NBHD 6020 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	44,040.00 x .50 = 21,900	
Factor Value		
Adjustments	0.8000	
Lot Value	17,520	



\\tsclient\T\TOMMY DUNLAP\New f(68)\IMG_0006.JPG 5/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1952 / 56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	56,883	52.09	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	99.02	Total Misc Impr	+	0	
Roofing Adj	+ 4.41	Garage Cost	+		
Subfloor Adj	+ 2.56	Total RCN	=	120,753	
Heat/Cool Adj	+ 0.00	Depreciation (75%)	-	90,565	
Plumbing Adj	+ 4.59	Lump Sums	+	5,128	
Basement Adj	+ 0.00	RCNLD	=	35,316	
Adj Base Cost	= 110.58	Lot Value	+	17,520	
Total Area	x 1,092	Indicated Value	=	52,836	
Adjusted Cost	= 120,753	Value Per SqFt		48.38	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,316		
Lot Value	17,520		
Indicated Value	52,836	48.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	52,836	48.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	153824	16x8		128	40.06		5,128



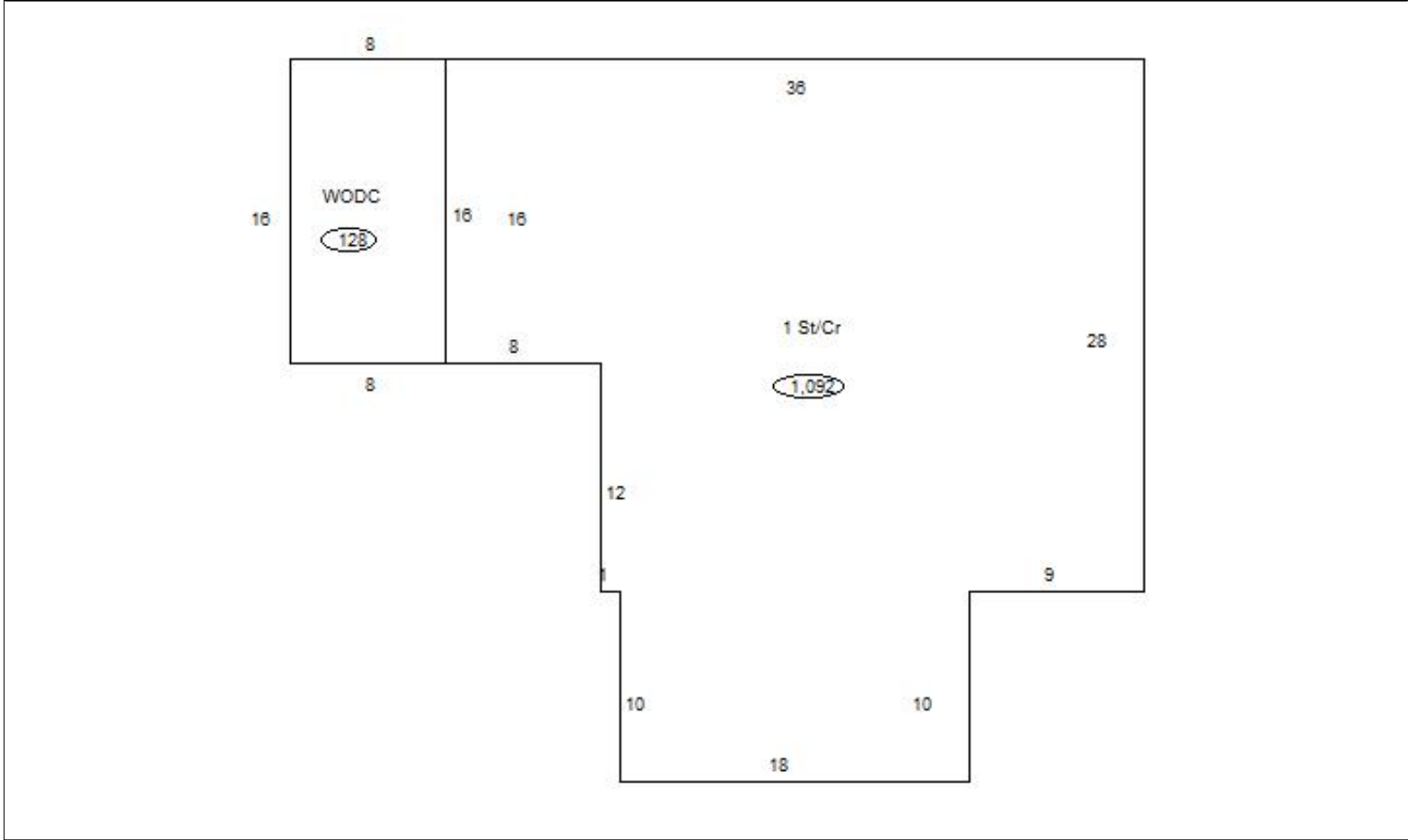
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,092	1.000	1,092
2	M	WODC		10	WODC	128	1.000	128
Total Building Area						1,092		1,092



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					