




# 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	660016903				 <p>\\tsclient\T\TOMMY DUNLAP\0602r (68)\IMG_0012.JPG 6/3/2022</p>																			
Parcel ID	22N15E-18-1-00000-000-0000																							
Cadastral ID	18-22-15-01100																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	4																					
Tax Area	10 - OOLOGAH RURAL/NW FIRE																							
Name ID	262780																							
EVANS, GLADE ACEL &																								
KIMBERLY ANN																								
4950 E 430 RD																								
OOLOGAH OK 74053-0000																								
Parcel Location																								
Situs	04950 E 430 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	40 - Acres																					
Sec/Twn/Rng	18 / 22 / 15 / 1																							
Neighborhood	6020 - UNPLATTED																							
School District	S004 - OOLOGAH SCHOOLS																							
Legal Description																								
Lat/Long: 36.39261972 -95.74270984																								
Building Permits																								
NE NE																								
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
999/866	TAYLOR, MARSHALL & FRANCINE	08/24/1995	84,000	No																				
991/267	BOYD, GOLDIE ANN	05/25/1995	0	No																				
838/585			0	No																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																
Remove Cap	1996	Land Value	6,490	6,490	11%	714	Assessed	38,510 4,166.07																
Year Frozen	0	Improvements	393,193	343,600		37,796	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00																
TIF Project ID	0	Total Value	399,683	350,090		38,510	Total Taxable	37,510 4,072.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660016903	EVANS, GLADE ACEL &	10	372,280	1000	36,388	3,951.00																	
2024	2024-660016903	EVANS, GLADE ACEL &	10	361,170	1000	35,299	3,711.00																	
2023	2023-660016903	EVANS, GLADE ACEL &	10	333,322	1000	34,242	3,575.00																	
2022	2022-660016903	EVANS, GLADE ACEL &	10	336,693	1000	33,216	3,452.00																	
2021	2021-660016903	EVANS, GLADE ACEL &	10	304,491	1000	32,219	3,373.00																	
2020	2020-660016903	EVANS, GLADE ACEL &	10	298,874	1000	31,252	3,320.00																	
2019	2019-660016903	EVANS, GLADE ACEL &	10	284,660	1000	30,312	3,160.00																	
2018	2018-660016903	EVANS, GLADE ACEL &	10	294,311	1000	31,200	3,364.00																	
2017	2017-660016903	EVANS, GLADE ACEL &	10	290,561	1000	30,261	3,454.00																	
2016	2016-660016903	EVANS, GLADE ACEL &	10	282,870	1000	29,351	3,053.00																	
2015	2015-660016903	EVANS, GLADE ACEL &	10	273,471	1000	28,467	2,802.00																	
2014	2014-660016903	EVANS, GLADE ACEL &	10	277,687	1000	27,610	2,713.00																	
2013	2013-660016903	EVANS, GLADE ACEL &	10	261,128	1000	26,776	2,545.00																	



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Lot Data	Units-Buildable - UNPLATTED (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		<p>\\tsclient\T\TOMMY DUNLAP\0602r (68)\IMG_0012.JPG 6/3/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	2,056 / 3,238
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,056
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	414 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	97.35	Total Misc Impr	+ 8,039
Roofing Adj	+ 4.49	Garage Cost	+ 21,209
Subfloor Adj	+ -2.93	Total RCN	= 427,522
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	- 72,679
Plumbing Adj	+ 7.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 354,843
Adj Base Cost	= 123.00	Lot Value	+ 354,843
Total Area	x 3,238	Indicated Value	= 354,843
Adjusted Cost	= 398,274	Value Per SqFt	109.59

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	354,843	
Lot Value		
Indicated Value	354,843	109.59 Per SqFt
Agland Value	6,490	
Site Improvements	38,350	
Total Value	754,526	233.02 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	40707	6x4		24	33.12		795



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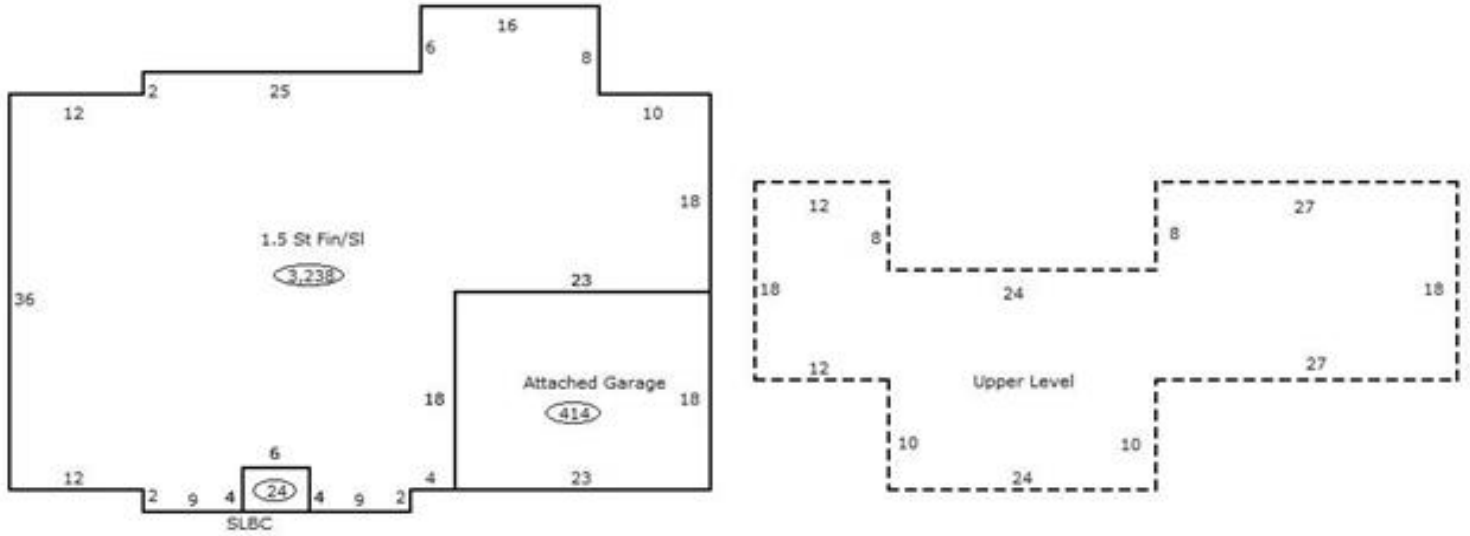
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,056	1.575	3,238
2	U	^UL	Overhang	13	Upper Level	1,182	1.000	1,182
3	G	1		13	Attached Garage	414	1.000	414
4	M	PRCH		13	SLBC	24	1.000	24
<b>Total Building Area</b>						<b>2,056</b>		<b>3,238</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			2,100	
	Qual	3	Cond 3	Year 2009	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 2,100)	8,946		8,946	447	8,499
	BARN	BARN	0x0x0			3,000	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.46 x 3,000)	25,380		25,380	15,228	10,152
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,296	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 1,296)	20,736		20,736	1,037	19,699



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.392	122	122	1,150	1,150
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.228	54	54	174	174
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			26.795	192	192	5,145	5,145
HC	HECTOR STONY SANDY LOAM	TMBR	20			.586	36	36	21	21
<b>TMBR Totals</b>						40.000			6,490	6,490
<b>Total Agland</b>						40.000			6,490	6,490