




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 660017707 Parcel ID 23N15E-19-3-00000-000-0000 Cadastral ID 19-23-15-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 324655 BLACK, JULIE A REVOCABLE TRUST & SHEILA ANN WOFFORD 10165 S 4072 RD TALALA OK 74080-0000 Parcel Location Situs 04241 E 390 RD Subdivision Lot/Block / Parcel Size 53.56 - Acres Sec/Twn/Rng 19 / 23 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS	 <p>\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG_0077.JPG 6/1/2020</p>																									
Legal Description Lat/Long: 36.45507078 -95.75190068 S 1762.28' LOTS 3 AND 4 LESS W 1202.5' THEREOF; AND 1762.28' E2 SW LESS S 628.64' E 247.2' E2 SW. LESS TR DESC 2021-020623 AS COMM SW/C SEC; N88.5625E 1202.50' TO POB; N01.4950W 440.55'; N88.5625E 247.21'; S01.4950E 440.55'; S88.5625W 247.21' TO POB.	Building Permits <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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Code	Type	Active	Maximum	Exemption																						
H	Homestead	No	1,000																							
Bk/Pg	Grantor	Date	Price	Code																						
2713/596	WOFFORD, EDWARD L III &	05/29/2018	0	4																						
2320/365	WOFFORD, EDWARD L III	04/17/2013	0	4																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value 8,855	8,855	11%	974	Assessed	23,517	2,544.11	
Year Frozen	0	Improvements 247,470	204,941		22,543	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 256,325	213,796		23,517	Total Taxable	23,517	2,544.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660017707	BLACK, JULIE A	10	226,430	0	22,832	2,470.00	
2024	2024-660017707	BLACK, JULIE ANN WOFFORD &	10	237,016	0	22,167	2,322.00	
2023	2023-660017707	BLACK, JULIE ANN WOFFORD &	10	211,996	0	21,522	2,239.00	
2022	2022-660017707	BLACK, JULIE ANN WOFFORD &	10	207,449	0	20,895	2,163.00	
2021	2021-660017707	BLACK, JULIE ANN WOFFORD &	10	219,093	0	20,348	2,122.00	
2020	2020-660017707	BLACK, JULIE ANN WOFFORD &	10	215,118	0	19,755	2,090.00	
2019	2019-660017707	BLACK, JULIE ANN WOFFORD &	10	209,538	0	19,180	1,991.00	
2018	2018-660017707	BLACK, JULIE ANN WOFFORD &	10	219,763	1000	17,621	1,906.00	
2017	2017-660017707	WOFFORD, EDWARD L III &	10	217,816	1000	17,079	1,955.00	
2016	2016-660017707	WOFFORD, EDWARD L III &	10	211,676	1000	16,552	1,728.00	
2015	2015-660017707	WOFFORD, EDWARD L III &	10	209,795	1000	16,041	1,585.00	
2014	2014-660017707	WOFFORD, EDWARD L III &	10	213,604	1000	15,545	1,533.00	
2013	2013-660017707	WOFFORD, EDWARD L III &	10	203,112	1000	15,063	1,437.00	



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Lot Data	Units-Buildable - OOLOGAH (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		\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG_0077.JPG 6/1/2020
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl
Base/Total Area	2,661 / 2,661
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	2,661 Total
Garage Type	890 Built-In Garage
Remodel	
Year/Eff Age	1971 / 48

Cost Approach		Manual : 01/2025	
Base Cost	110.77	Total Misc Impr	+ 23,075
Roofing Adj	+ 5.11	Garage Cost	+ 28,258
Subfloor Adj	+ 0.00	Total RCN	= 481,111
Heat/Cool Adj	+ 14.47	Depreciation (53%)	- 254,989
Plumbing Adj	+ 6.10	Lump Sums	+ 4,271
Basement Adj	+ 25.06	RCNLD	= 230,393
Adj Base Cost	= 161.51	Lot Value	+ 230,393
Total Area	x 2,661	Indicated Value	= 230,393
Adjusted Cost	= 429,778	Value Per SqFt	86.58

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	230,393		
Lot Value			
Indicated Value	230,393	86.58	Per SqFt
Agland Value	8,855		
Site Improvements	17,077		
Total Value	256,325	96.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42882	231		231	28.70		6,630
PATO	SLAB PORCH - OPEN	42883	190		190	12.00		2,280
EPSW	Enclosed Porch - Solid Wall	170803	134		134	76.43		10,242
BALW	Balcony - Wood	170804	135		135	31.64		4,271
PRCH	Porch	170805	135		135	29.06		3,923



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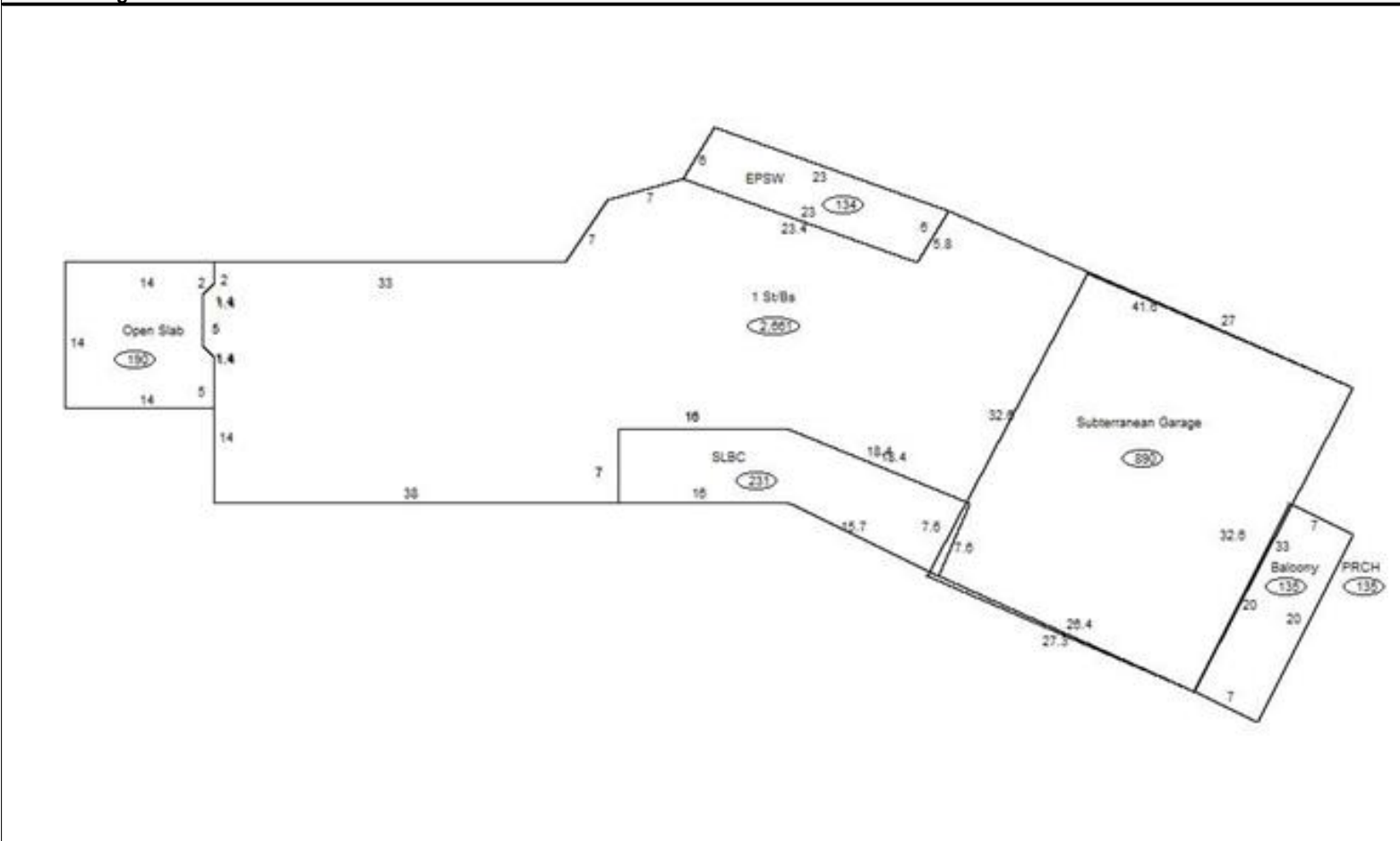
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,661	1.000	2,661
2	G	8		13	Subterranean Garage	890	1.000	890
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PATO		13	Open Slab	190	1.000	190
5	M	EPSW		13	EPSW	134	1.000	134
6	M	BALW		13	Balcony	135	1.000	135
7	M	PRCH		13	PRCH	135	1.000	135
Total Building Area						2,661		2,661



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x32x10	Concrete	Formed Metal	768	
	Qual	3	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD	
	Base Cost (31.86 x 768)		24,468		24,468	8,319	16,149
	PRCH	Porch	6x6x8	Concrete	Formed Metal	36	
	Qual	3	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD	
	Base Cost (26.82 x 36)		966		966	551	415
	LOAF	Loafing Shed	18x20x8	Dirt	Formed Metal	360	
	Qual	3	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.12 x 360)		2,563		2,563	2,050	513



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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
SM	STRIP MINES	TMBR	10			10.430	18	18	188	188
TMBR Totals						10.430			188	188
SM	STRIP MINES	NTV PST	10			1.000	24	24	24	24
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			2.000	182	182	365	365
NTV PST Totals						3.000			389	389
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.000	143	143	428	428
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			3.000	168	168	504	504
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			21.130	224	224	4,733	4,733
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.000	224	224	448	448
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			9.000	193	193	1,739	1,739
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76			2.000	213	213	426	426
IMP PST Totals						40.130			8,278	8,278
Total Agland						53.560			8,855	8,855