



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	660017708								
Parcel ID	23N15E-19-3-00000-000-0000								
Cadastral ID	19-23-15-01300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	331206								
WOFFORD, DONALD R & BEVERLY J LIFE EST									
TWYLA D & KENDALL OVERTON &									
CHERYL A & DAVID SEMKOFF									
4241 E 390 RD									
OOLOGAH OK 74053-0000									
Parcel Location									
Situs	04241 E 390 RD								
Subdivision									
Lot/Block	/	Parcel Size	45.95 - Acres						
Sec/Twn/Rng	19 / 23 / 15 / 3								
Neighborhood	4020 - OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.45586825 -95.75583984									
E 949.3' OF W 1202.5' OF S 2522.78' OF LOTS 3 & 4 LESS S 450' E 298.5' W 465' LOT 4 & LESS E 521.74' W 775' N 429.7' S 2552.78' OF LOTS 3 & 4 AND LESS TR IN LOT 4 BEG AT PT 450' NORTH OF SW/C THEREOF; TH S89-19-38E 252' TO TRUE POB; TH S89-19-38E 213; TH N 205'; TH									
Building Permits									
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					
/	WOFFORD, DONALD R & BEVERLY J	06/12/2019	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	5,909	5,909	11%	650	Assessed	24,135	2,610.96
Year Frozen	0	Improvements	274,271	213,505		23,485	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	280,180	219,414		24,135	Total Taxable	23,135	2,517.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	247,014	1000	22,433	2,441.00		
2024	2024-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	255,338	1000	21,751	2,292.00		
2023	2023-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	210,880	1000	21,088	2,206.00		
2022	2022-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	194,949	1000	20,444	2,129.00		
2021	2021-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	206,204	1000	21,682	2,274.00		
2020	2020-660017708	WOFFORD, DONALD R & BEVERLY J LIFE EST	10	200,717	1000	21,031	2,238.00		
2019	2019-660017708	WOFFORD, DONALD R & BEVERLY J	10	194,451	1000	20,390	2,130.00		
2018	2018-660017708	WOFFORD, DONALD R & BEVERLY J	10	204,236	1000	20,759	2,244.00		
2017	2017-660017708	WOFFORD, DONALD R & BEVERLY J	10	202,155	1000	20,125	2,301.00		
2016	2016-660017708	WOFFORD, DONALD R & BEVERLY J	10	195,734	1000	19,510	2,034.00		
2015	2015-660017708	WOFFORD, DONALD R & BEVERLY J	10	193,390	1000	18,913	1,866.00		
2014	2014-660017708	WOFFORD, DONALD R & BEVERLY J	10	197,040	1000	18,333	1,806.00		
2013	2013-660017708	WOFFORD, DONALD R & BEVERLY J	10	196,706	1000	17,770	1,693.00		



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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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,668 / 2,502
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,668 Total
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1971 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	99.69	Total Misc Impr	+ 34,880				
Roofing Adj	+ 3.72	Garage Cost	+ 27,832				
Subfloor Adj	+ 0.00	Total RCN	= 412,617				
Heat/Cool Adj	+ 14.47	Depreciation (47%)	- 193,930				
Plumbing Adj	+ 5.27	Lump Sums	+ 7,910				
Basement Adj	+ 16.70	RCNLD	= 226,597				
Adj Base Cost	= 139.85	Lot Value	+				
Total Area	x 2,502	Indicated Value	= 226,597				
Adjusted Cost	= 349,905	Value Per SqFt	90.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,597		
Lot Value			
Indicated Value	226,597	90.57	Per SqFt
Agland Value	5,909		
Site Improvements	30,470		
Total Value	262,976	105.11	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	42886		194	194	28.82		5,591
PRCH	SLAB PORCH - COVERED	42887	40x17		680	27.46		18,673
BALW	BALCONY - WOOD	42888	25x10		250	31.64		7,910
PATO	SLAB PORCH - OPEN	145507	24x18		432	9.69		4,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	30x62x10	Dirt	Formed Metal	1,860	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (20.03 x 1,860)		37,256		37,256	22,726	14,530
	BNGP	Barn - General Purpose	32x56x10	Dirt	Formed Metal	1,792	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (20.23 x 1,792)		36,252		36,252	22,114	14,138
	LOAF	Loafing Shed	18x32x8	Dirt	Formed Metal	576	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.12 x 576)		4,101		4,101	3,281	820
	LF	LOAFING SHED	18x32x0			576	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 576)		2,454		2,454	1,472	982



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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								
Adjustments								
Lot Value								
Residential Data				\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG_0091.JPG 6/1/2020				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code	1 Test			
Base/Total Area	0 / 0			Adusted R	0.8445			
Style				Indicated Value	131,282 Per SqFt			
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab	0			Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value				
Cost Approach Manual : 01/2025				Indicated Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements	17,204			
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	17,204 0.00 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x 0	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x24x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (31.86 x 720)		22,939		22,939	5,735	17,204



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30		0	7.350	54	54	397	397
TMBR Totals						7.350			397	397
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	14.140	72	72	1,018	1,018
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	4.650	166	166	772	772
NTV PST Totals						18.790			1,790	1,790
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	2.810	84	84	236	236
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	4.000	224	224	896	896
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	9.000	193	193	1,739	1,739
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	4.000	213	213	851	851
IMP PST Totals						19.810			3,722	3,722
Total Agland						45.950			5,909	5,909