



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:28:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018562 Parcel ID 23N15E-20-3-00000-000-0000 Cadastral ID 20-23-15-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 331129 GAYLORD, KAREN L 5445 E 390 RD OOLOGAH OK 74053-0000 Parcel Location Situs 05445 E 390 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 20 / 23 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-02\IMG_0078.JPG 6/3/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.45332412 -95.73251879																																																																																																																									
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Date 04/17/2026
Time 09:28:12
Page 2

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\2020-06-02\IMG_0078.JPG 6/3/2020
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,752 / 2,752
Style	100% One Story
HVAC	100% Warmed & Cooled Air 100% Electric Basebc
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 59

Cost Approach		Manual : 01/2025	
Base Cost	99.30	Total Misc Impr	+ 13,593
Roofing Adj	+ 4.44	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 350,713
Heat/Cool Adj	+ 13.61	Depreciation (61%)	- 213,935
Plumbing Adj	+ 5.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,778
Adj Base Cost	= 122.50	Lot Value	+
Total Area	x 2,752	Indicated Value	= 136,778
Adjusted Cost	= 337,120	Value Per SqFt	49.70

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	136,778		
Lot Value			
Indicated Value	136,778	49.70	Per SqFt
Agland Value	1,800		
Site Improvements	7,684		
Total Value	146,262	53.15	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45216	37x6		222	26.23		5,823
EPSW	ENCLOSED PORCH - SOLID WALL	45217	16x4		64	70.28		4,498
CPDT	CARPORT - DETACHED	45218	18x16		288	11.36		3,272



Rogers

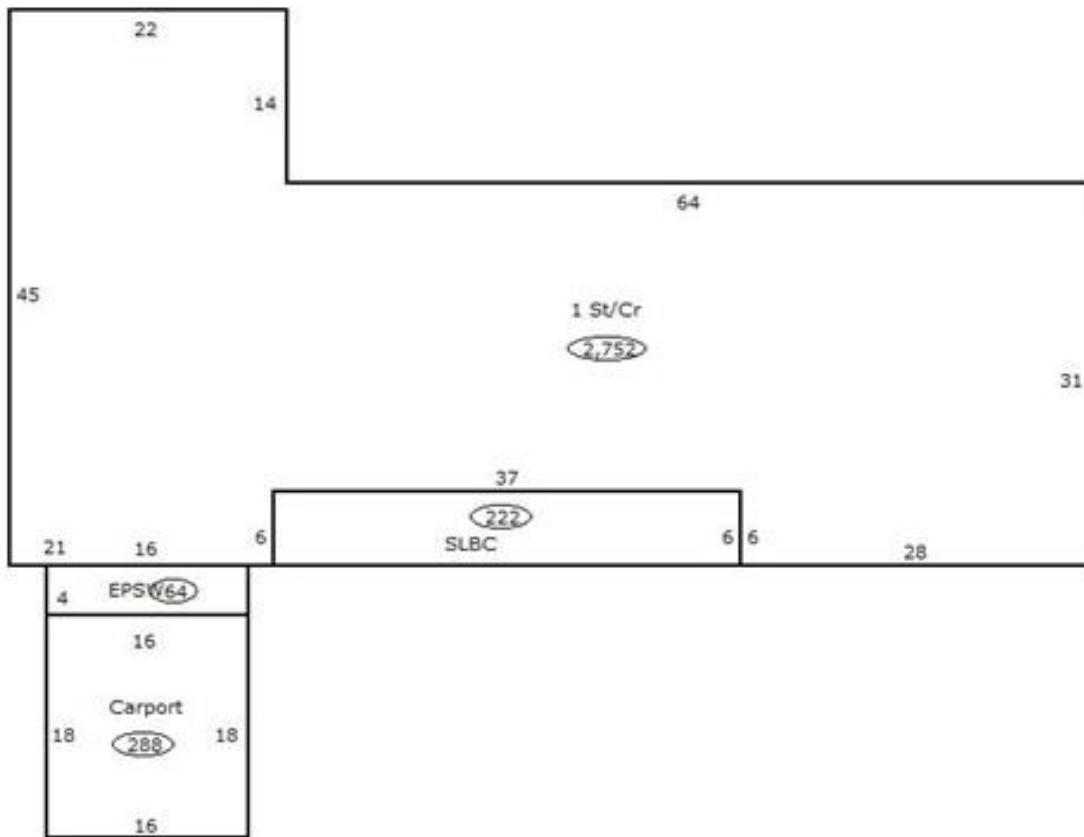
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 09:28:12
 Page 3

Sketch Image

660018562



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,752	1.000	2,752
2	M	PRCH		13	SLBC	222	1.000	222
3	M	EPSW		13	EPSW	64	1.000	64
4	M	CPDT		13	Carport	288	1.000	288
Total Building Area						2,752		2,752



Rogers

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Date 04/17/2026
 Time 09:28:12
 Page 4

660018562

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,728
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (9.49 x 1,728)		16,399		16,399	12,299	4,100
	DTGF	DETACHED GARAGE FAIR	0x0x0			640
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (16.00 x 640)		10,240		10,240	6,656	3,584
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	BARN	BARN	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (11.51 x)						



Rogers

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Date 04/17/2026
Time 09:28:13
Page 5

Agland Inventory

660018562

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.000	72	72	72	72
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.000	192	192	1,728	1,728
NTV PST Totals						10.000			1,800	1,800
Total Agland						10.000			1,800	1,800