



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018856 <b>Parcel ID</b> 23N15E-21-2-00000-000-0000 <b>Cadastral ID</b> 21-23-15-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 318565 SHELTON, VIRGIL & DEBRA  10221 S 4090 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 10221 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 98.39 - Acres <b>Sec/Twn/Rng</b> 21 / 23 / 15 / 2 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-02\IMG_0205.JPG 6/3/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.46196261 -95.71835146																																																																																																																									
<b>Legal Description</b> S2 NW NW & S2 NW LESS 1.61 AC BEG: AT A PT ON W/L NW PT BEING 1352.7' NW/C TH S ALG W/L 323.95' TH ELY 216.90'; NLY 324 34'; WLY 218.45' TO POB.					<b>Building Permits</b> <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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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_0205.JPG 6/3/2020
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Metal
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,566
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	464 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

Cost Approach		Manual : 01/2025	
Base Cost	98.10	Total Misc Impr	+ 7,506
Roofing Adj	+ 5.26	Garage Cost	+ 12,969
Subfloor Adj	+ -1.15	Total RCN	= 208,927
Heat/Cool Adj	+ 11.47	Depreciation ( 55%)	- 114,910
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 94,017
Adj Base Cost	= 120.34	Lot Value	+ 94,017
Total Area	x 1,566	Indicated Value	= 94,017
Adjusted Cost	= 188,452	Value Per SqFt	60.04

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	94,017
Lot Value	
Indicated Value	94,017 60.04 Per SqFt
Agland Value	19,496
Site Improvements	20,109
Total Value	133,622 85.33 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	45717		64	64	24.07		1,540
PRCH	SLAB PORCH - COVERED	45718		6x6	36	24.16		870



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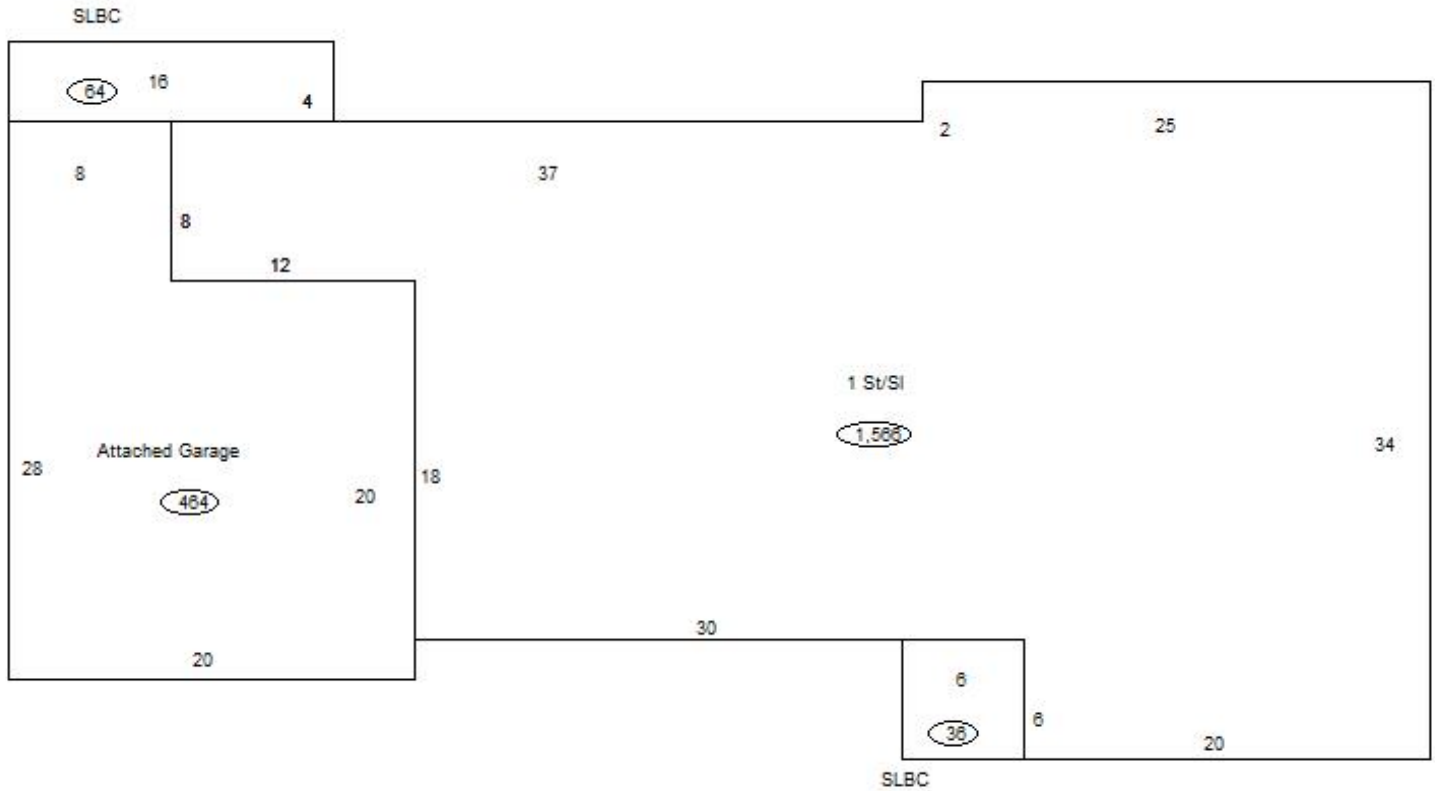
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,566	1.000	1,566
2	G	1		10	Attached Garage	464	1.000	464
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PRCH		10	SLBC	36	1.000	36
<b>Total Building Area</b>						1,566		1,566



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HS	HAY SHED	0x0x0			3,312	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 3,312)	15,500		15,500	4,650	10,850
	STA	STG AVG	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.02 x 288)	2,022		2,022	910	1,112
	BARN	BARN	45x54x0			2,430	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.39 x 2,430)	25,248		25,248	18,936	6,312
	BARN	BARN	30x54x0			1,620	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (11.33 x 1,620)	18,355		18,355	16,520	1,835



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	7.450	85	85	630	630
<b>TMBR Totals</b>						7.450			630	630
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			.450	165	165	74	74
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	5.880	168	168	988	988
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	13.130	224	224	2,941	2,941
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	32.530	252	252	8,198	8,198
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	20.000	132	132	2,632	2,632
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	18.950	213	213	4,033	4,033
<b>IMP PST Totals</b>						90.940			18,866	18,866
<b>Total Agland</b>						98.390			19,496	19,496