



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 660018857 Parcel ID 23N15E-21-3-00000-000-0000 Cadastral ID 21-23-15-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333004 COOK, DANIEL & LINDA FAMILY TRUST PO BOX 69 OOLOGAH OK 74053-0069 Parcel Location Situs 06291 E 390 RD Subdivision Lot/Block / Parcel Size 28 - Acres Sec/Twn/Rng 21 / 23 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45457824 -95.71606291 N2 SE SW & W 528' OF SW SE SW																																																																																																																									
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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% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,559 / 2,559
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,559
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	790 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1991 / 16



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/4/2020

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	107.96	Total Misc Impr	+ 13,645
Roofing Adj	+ 5.14	Garage Cost	+ 29,396
Subfloor Adj	+ -3.36	Total RCN	= 378,654
Heat/Cool Adj	+ 14.47	Depreciation (17%)	- 64,371
Plumbing Adj	+ 6.94	Lump Sums	+ 14,723
Basement Adj	+ 0.00	RCNLD	= 329,006
Adj Base Cost	= 131.15	Lot Value	+ 329,006
Total Area	x 2,559	Indicated Value	= 329,006
Adjusted Cost	= 335,613	Value Per SqFt	128.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	329,006		
Lot Value			
Indicated Value	329,006	128.57	Per SqFt
Agland Value	1,770		
Site Improvements	15,771		
Total Value	346,547	135.42	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
SHLT	STORM SHELTER	0		1	2016	0.00		
WODC	WOOD DECK - COVERED	45721	30x10		300	33.49		10,047
WODO	WOOD DECK - OPEN	45722	30x6		180	25.98		4,676
PRCH	SLAB PORCH - COVERED	45723	28x9		252	28.63		7,215



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.80 x 1,500) 14,700		Modifier Total	RCN 14,700	Depr (40% Phys/ % Func) 5,880	RCNLD 8,820
	BARN BARN		0x0x0			1,400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.93 x 1,400) 13,902		Modifier Total	RCN 13,902	Depr (50% Phys/ % Func) 6,951	RCNLD 6,951



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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
SO	SOGN SOILS	TMBR	15		0	8.000	27	27	216	216
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	6.000	85	85	508	508
TMBR Totals						14.000			724	724
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	2.000	192	192	384	384
SO	SOGN SOILS	NTV PST	15		0	9.000	36	36	324	324
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	3.000	113	113	338	338
NTV PST Totals						14.000			1,046	1,046
Total Agland						28.000			1,770	1,770