



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:30:13
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Assessment Data					Primary Image																																																																																																																				
Account 660020130 Parcel ID 23N15E-23-4-00000-000-0000 Cadastral ID 23-23-15-01200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 282873 NEWCOMB, DONNA & BILL J 10741 S 4120 RD OOLOGAH OK 74053-0000 Parcel Location Situs 10720 S 4120 RD Subdivision Lot/Block / Parcel Size 1.08 - Acres Sec/Twn/Rng 23 / 23 / 15 / 4 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-03\IMG_0135.JPG 6/3/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.45570867 -95.67255133																																																																																																																									
TR IN NW SE SE, BEG: AT NW/C SE SE; S 89-33' E 358.6' TO A PT' S 0 34' W 132' TO A PT; N89-33' W 356.68' TO A PT; N 0-16' W 132' 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>8244</td> <td>R4-BARN/SHOP/STORAGE</td> <td>09/2003</td> <td>02/2004</td> <td>18,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8244	R4-BARN/SHOP/STORAGE	09/2003	02/2004	18,000																																																																																																						
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Lot Data		Square-Foot - NBHD 4020 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9942							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	43,308.00 x .73 = 31,615							
Factor Value								
Adjustments	1.0000							
Lot Value	31,615							
Residential Data				SHPF 6/3/2020				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				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 31,615				
Cost Approach		Manual : 01/2025		Indicated Value 31,615				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 30,855				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 62,470				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	0.00 Total Value Per SqFt				
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 31,615					
Total Area	x	Indicated Value	= 31,615					
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	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	5,445	30,855
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 58 x 12
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	696 / 696
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 60

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	35.71	Total Misc Impr	+ 31,153				
Roofing Adj	+ 2.86	Garage Cost	+ 31,153				
Subfloor Adj	+ 0.00	Total RCN	= 65,501				
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 52,401				
Plumbing Adj	+ 10.78	Lump Sums	+ 384				
Basement Adj	+ 0.00	RCNLD	= 13,484				
Adj Base Cost	= 49.35	Lot Value	+ 13,484				
Total Area	x 696	Indicated Value	= 13,484				
Adjusted Cost	= 34,348	Value Per SqFt	19.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,484		
Lot Value			
Indicated Value	13,484	19.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	13,484	19.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	132731	13x9		117	10.10		1,182
EPSW	ENCLOSED PORCH - SOLID WALL	132732	24x16		384	35.86		13,770
EPSW	ENCLOSED PORCH - SOLID WALL	132733	24x16		384	35.86		13,770
CPDT	CARPORT - DETACHED	132734	20x12		240	10.13		2,431
WODO	WOOD DECK - OPEN	132735	10x8		80	25.07	90%	201
WODO	WOOD DECK - OPEN	132736	18x4		72	25.43	90%	183
SHLT	STORM SHELTER			1 2017	1	0.00		



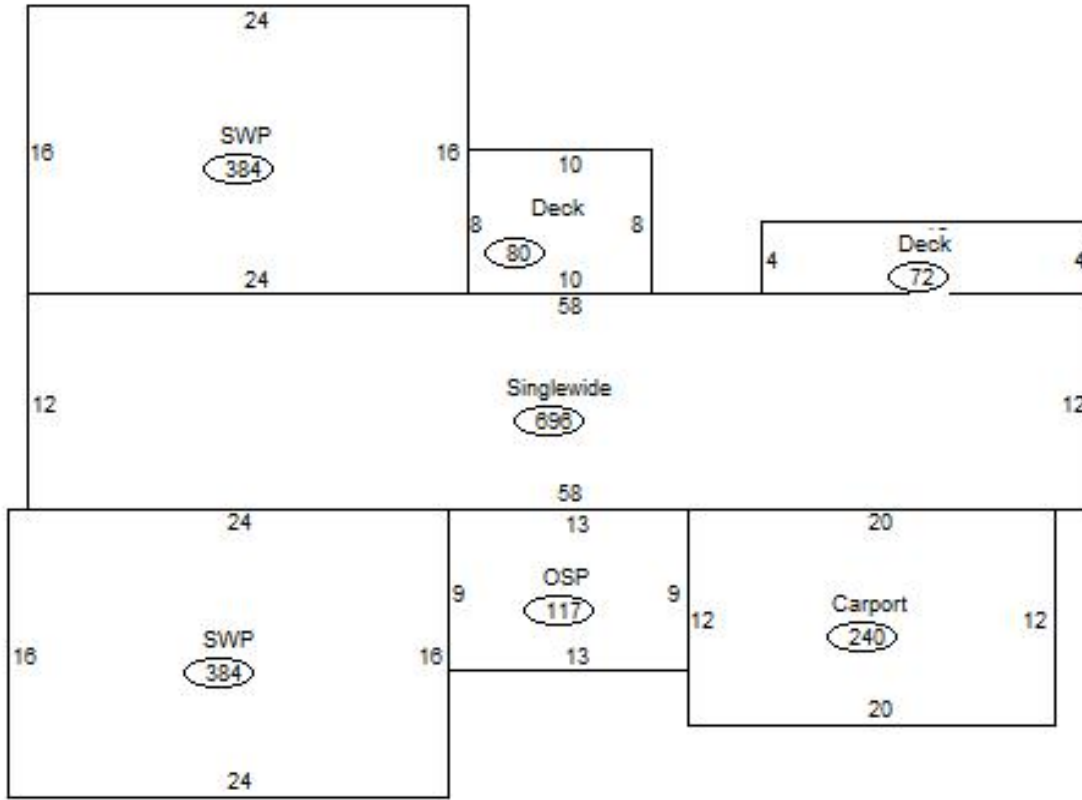
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	696	1.000	696
2	M	PATO		13	Open Slab	117	1.000	117
3	M	EPSW		13	EPSW	384	1.000	384
4	M	EPSW		13	EPSW	384	1.000	384
5	M	CPDT		13	Carport	240	1.000	240
6	M	WODO		13	WODO	80	1.000	80
7	M	WODO		13	WODO	72	1.000	72
Total Building Area						696		696