



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 660021108 Parcel ID 23N14E-25-4-00000-000-0000 Cadastral ID 25-23-14-01900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 322158 HAMBY, MICHAEL J & MELISSA A-TRUSTEES 3641 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 03641 E 400 RD Subdivision Lot/Block / Parcel Size 40.26 - Acres Sec/Twn/Rng 25 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44028158 -95.76316468																																																																																																																									
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Lot Data	
Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



C:\Users\TS\Pictures\2016-02-18 02-18-2016\02-18-2016 014.JPG 2/19/2016

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,962 / 2,250
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,962
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	756 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	92.26	Total Misc Impr	+	6,887
Roofing Adj	+ 4.11	Garage Cost	+	22,521
Subfloor Adj	+ -1.93	Total RCN	=	285,841
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	74,319
Plumbing Adj	+ 6.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	211,522
Adj Base Cost	= 113.97	Lot Value	+	
Total Area	x 2,250	Indicated Value	=	211,522
Adjusted Cost	= 256,433	Value Per SqFt		94.01

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	211,522		
Lot Value			
Indicated Value	211,522	94.01	Per SqFt
Agland Value	7,327		
Site Improvements	12,756		
Total Value	231,605	102.94	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	51593	170		170	26.40		4,488
PRCH	SLAB PORCH - COVERED	51594	18x5		90	26.65		2,399



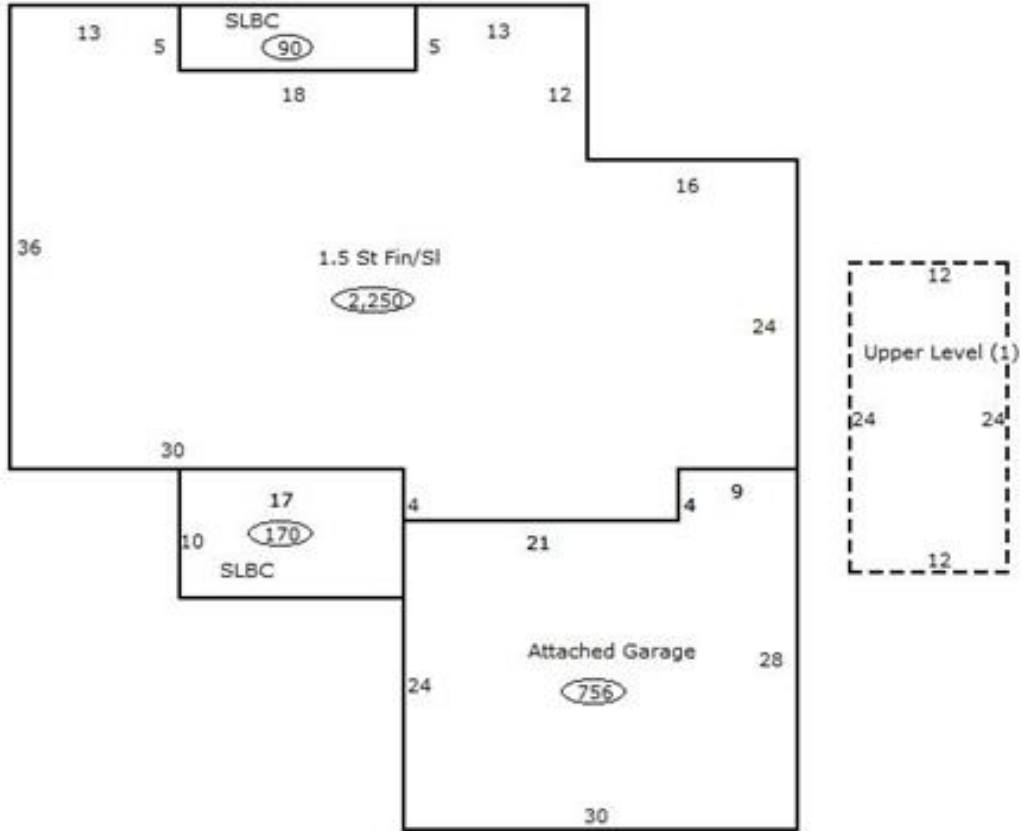
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,962	1.147	2,250
2	G	1		13	Attached Garage	756	1.000	756
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	90	1.000	90
5	U	^UL		13	Upper Level (1)	288	1.000	288
Total Building Area						1,962		2,250



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	4x8x0			32
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 32)	136		136		136
	LF	LOAFING SHED	8x4x0			32
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 32)	136		136		136
	LF	LOAFING SHED	4x8x0			32
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 32)	136		136		136
	LF	LOAFING SHED	8x4x0			32
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 32)	136		136		136
	BARN	BARN	0x0x0			616
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 616)	6,456		6,456	2,905	3,551
	BARN	BARN	0x0x0			1,536
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (9.75 x 1,536)	14,976		14,976	6,739	8,237
	LT	LEAN-TO	0x0x0			264
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 264)	771		771	347	424



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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			10.410	54	54	562	562
TMBR Totals						10.410			562	562
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			26.870	224	224	6,019	6,019
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.330	235	235	78	78
VE	VERDIGRIS CLAY LOAM	IMP PST	90			2.650	252	252	668	668
IMP PST Totals						29.850			6,765	6,765
Total Agland						40.260			7,327	7,327