



# 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> 660021127 <b>Parcel ID</b> 23N16E-25-4-00000-000-0000 <b>Cadastral ID</b> 25-23-16-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 341789 PEARY, JASON R JR  PO BOX 90 FOYIL OK 74031-0000  <b>Parcel Location</b> <b>Situs</b> 15601 E 400 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 25 / 23 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0063 (14).JPG 2/2/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.43881588 -95.55054914																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.0377	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	219,441.00 x .25 = 55,650	
Factor Value		
Adjustments	1.0000	
Lot Value	55,650	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,968 / 1,968
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46



\\tsclient\C\Users\Randy Necessary\Pictures\IMG\_0063 (14).JPG 2/2/2021

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	90.42	Total Misc Impr	+ 17,875				
Roofing Adj	+ 4.18	Garage Cost	+ 0				
Subfloor Adj	+ -1.08	Total RCN	= 229,553				
Heat/Cool Adj	+ 11.24	Depreciation ( 53%)	- 121,663				
Plumbing Adj	+ 2.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 107,890				
Adj Base Cost	= 107.56	Lot Value	+ 55,650				
Total Area	x 1,968	Indicated Value	= 163,540				
Adjusted Cost	= 211,678	Value Per SqFt	83.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,890		
Lot Value	55,650		
Indicated Value	163,540	83.10	Per SqFt
Agland Value			
Site Improvements	54,559		
Total Value	218,099	110.82	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	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	51630	54x6		324	22.74		7,368
PRCH	SLAB PORCH - COVERED	149129	20x12		240	22.97		5,513



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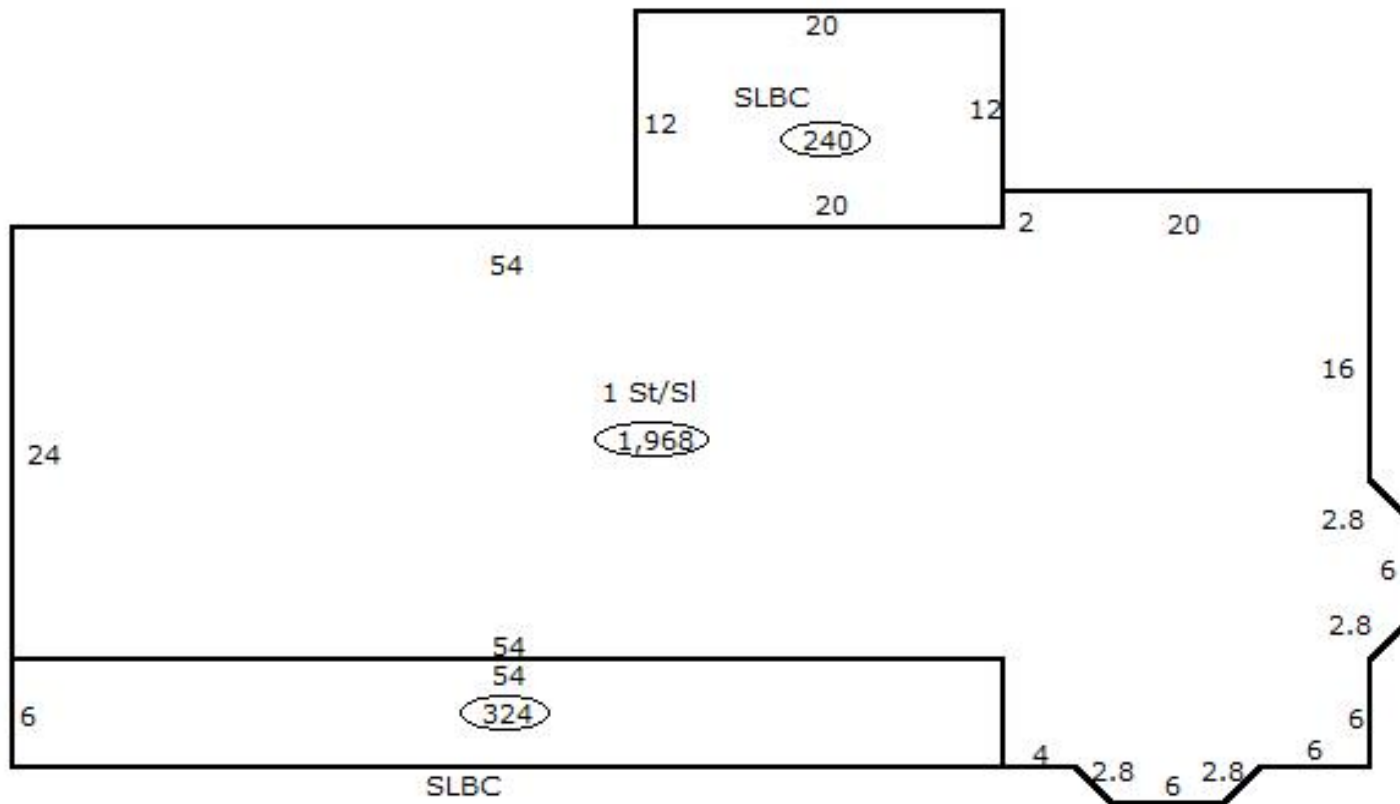
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,968	1.000	1,968
2	M	PRCH		13	SLBC	324	1.000	324
3	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,968		1,968



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x34x8	Concrete	Formed Metal	1,020
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
Base Cost (29.39 x 1,020)		29,978		29,978	7,495	22,483
	BNGP	Barn - General Purpose	34x40x10	Dirt	Formed Metal	1,360
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	
Base Cost (21.49 x 1,360)		29,226		29,226	17,536	11,690
	LOAF	LOAFING SHED	16x24x8	Dirt	Galvanized Metal	384
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	
Base Cost (6.36 x 384)		2,442		2,442	1,734	708
	BNGP	Barn - General Purpose	70x40x10	Dirt	Galvanized Metal	2,800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	
Base Cost (18.02 x 2,800)		50,456		50,456	30,778	19,678



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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
		TMBR					0	0	0	0
<b>TMBR Totals</b>						0.000			0	0
<b>Total Agland</b>						0.000			0	0