




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 660022371 Parcel ID 23N14E-26-3-00000-000-0000 Cadastral ID 26-23-14-01700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337558 SPRINGER, BRADLEY EUGENE & JACQUELINE SPRINGER 11651 S. 4050 RD. OOLOGAH OK 74053-0000 Parcel Location Situs 11651 S 4050 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 26 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 660022371_003.JPG 4/22/2024																																																																																																																			
Legal Description Lat/Long: 36.44305778 -95.79334846 N/2 SW/4 NW/4 SW/4.																																																																																																																								
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Lot Data	Units-Buildable - OOLOGAH RURAL (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 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,344 / 2,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

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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	102.48	Total Misc Impr	+ 16,439
Roofing Adj	+ 4.55	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 316,471
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 132,918
Plumbing Adj	+ 8.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,553
Adj Base Cost	= 128.00	Lot Value	+
Total Area	x 2,344	Indicated Value	= 183,553
Adjusted Cost	= 300,032	Value Per SqFt	78.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,553		
Lot Value			
Indicated Value	183,553	78.31	Per SqFt
Agland Value	306		
Site Improvements	24,653		
Total Value	208,512	88.96	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	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	54836		198	198	26.31		5,209



Rogers

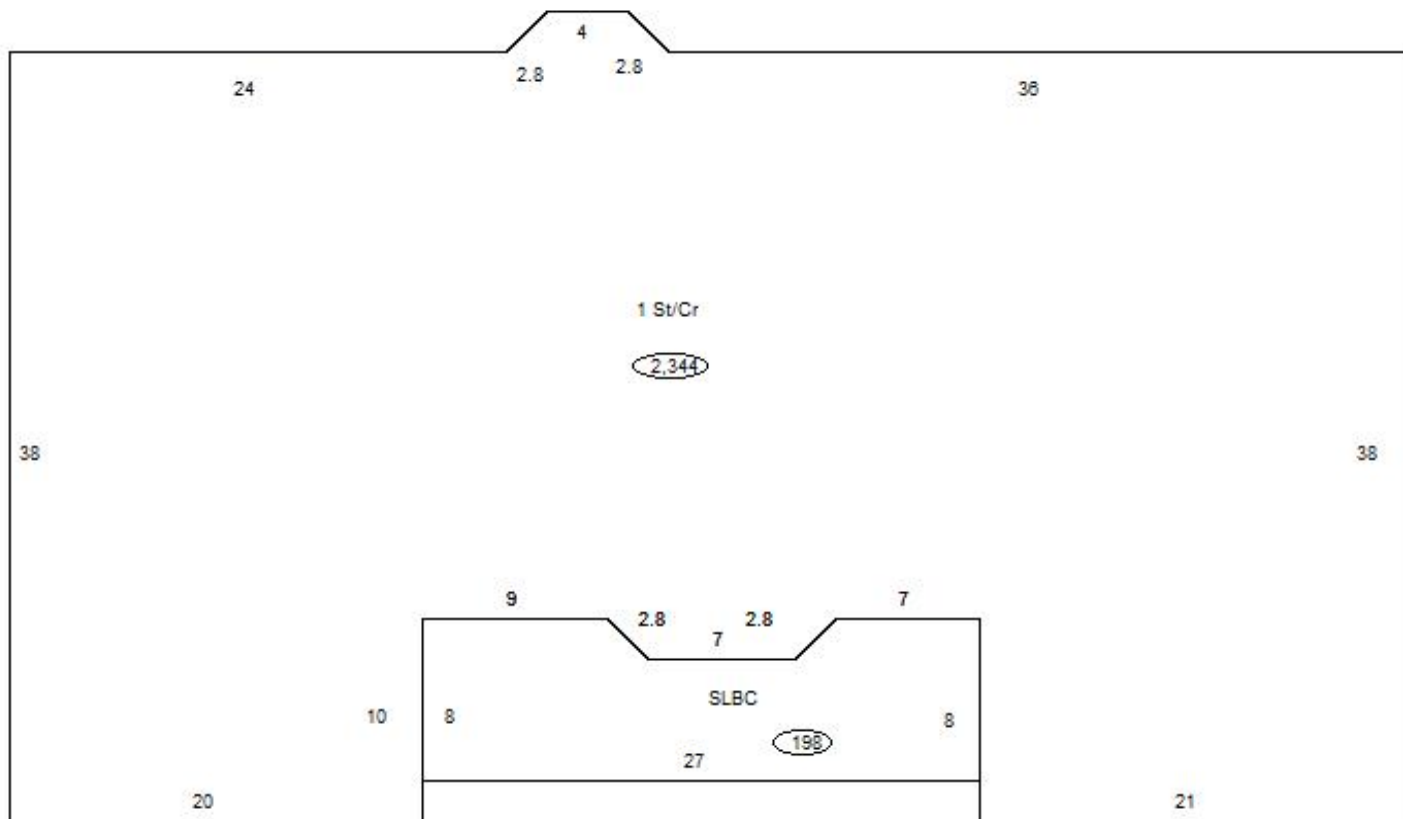
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,344	1.000	2,344
2	M	PRCH		10	SLBC	198	1.000	198
Total Building Area						2,344		2,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 800)	3,408		3,408	2,556	852
	GRDT	GARAGE - DETACHED	0x0x0			1,140
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 1,140)	43,274		43,274	19,473	23,801



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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		0	3.000	54	54	162	162
TMBR Totals						3.000			162	162
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	2.000	72	72	144	144
NTV PST Totals						2.000			144	144
Total Agland						5.000			306	306