



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 660022373 Parcel ID 23N14E-26-2-00000-000-0000 Cadastral ID 26-23-14-01900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 341002 SLIGAR, LARRY D & PHYLLIS G WYCKOFF PO BOX 405 NOWATA OK 74048-0000 Parcel Location Situs 11331 S 4050 RD Subdivision Lot/Block / Parcel Size 61.12 - Acres Sec/Twn/Rng 26 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>660022373_015.JPG 4/22/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.44714674 -95.78942315																																																																																																																									
S2 NE SW NW & SE SW NW & S2 NW SW NW LESS N 123', W 354' & SW SE NW & E2 SE NW & NE NW SW NW & E2 NW SE NW & N 198' NW NW SW NW & N2 S2 SW NW NW & E 165' OF S2 S2 SW NW NW.					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	



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4/22/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,125 / 1,125
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 72

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	100.52	Total Misc Impr	+ 5,245				
Roofing Adj	+ 4.19	Garage Cost	+ 0				
Subfloor Adj	+ 2.52	Total RCN	= 131,515				
Heat/Cool Adj	+ 0.73	Depreciation (77%)	- 101,267				
Plumbing Adj	+ 4.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 30,248				
Adj Base Cost	= 112.24	Lot Value	+ 0				
Total Area	x 1,125	Indicated Value	= 30,248				
Adjusted Cost	= 126,270	Value Per SqFt	26.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,248		
Lot Value			
Indicated Value	30,248	26.89	Per SqFt
Agland Value	9,520		
Site Improvements	25,353		
Total Value	65,121	57.89	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	4,394.05		4,394
PATO	SLAB PORCH - OPEN	54845	7x5		35	9.69		339
PRCH	SLAB PORCH - COVERED	54846	5x5		25	20.48		512



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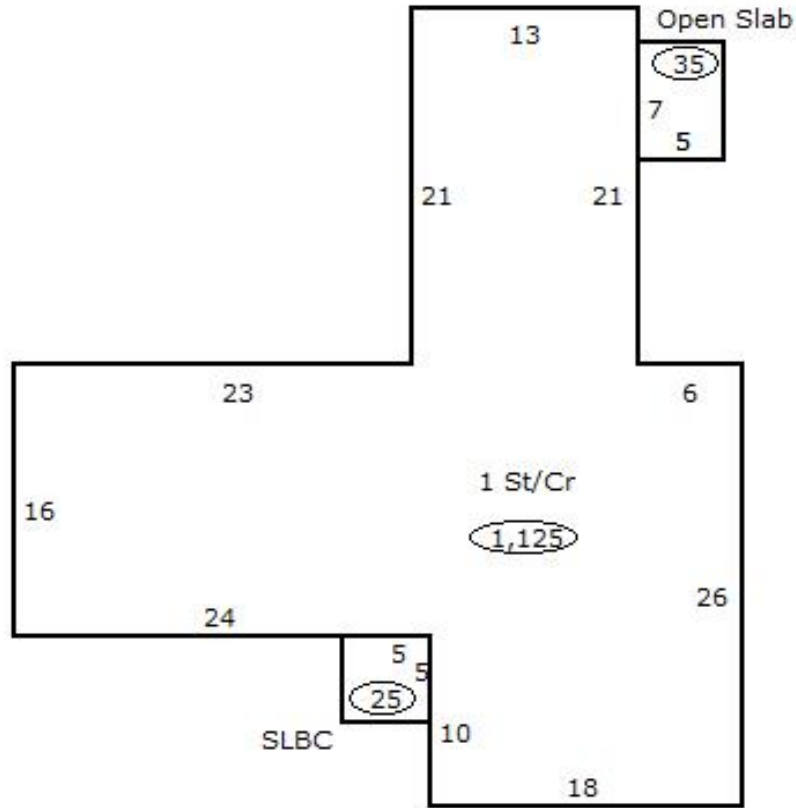
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Sketch Image

660022373



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,125	1.000	1,125
2	M	PATO		13	Open Slab	35	1.000	35
3	M	PRCH		13	SLBC	25	1.000	25
Total Building Area						1,125		1,125



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,440
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (9.88 x 1,440)	14,227		14,227	12,093	2,134
	BARN BARN		0x0x0			1,440
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (9.88 x 1,440)	14,227		14,227	12,093	2,134
	BARN BARN		0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)	16,902		16,902	3,380	13,522
	STGG STG GOOD		0x0x0			808
	Qual 3	Cond 4	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 808)	7,563		7,563		7,563



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.280	143	143	326	326
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			1.600	165	165	264	264
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			8.160	84	84	685	685
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			49.080	168	168	8,245	8,245
IMP PST Totals						61.120			9,520	9,520
Total Agland						61.120			9,520	9,520