



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:02:22  
Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 660022403 <b>Parcel ID</b> 23N15E-26-1-00000-000-0000 <b>Cadastral ID</b> 26-23-15-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 281439 ALBIN, TIM & GAYLE TRUSTEES ALBIN TRUST 11091 S 4120 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 11091 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 26 / 23 / 15 / 1 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-04\IMG_0104.JPG 6/4/2020</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.45083489 -95.67125945 TR IN NW NE NE, BEG: NE/C SD TR; S 417.42' TO POB; S 208.71 W 208 71', N 208.71', E 208.71 TO POB																																																																																																																								
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## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 4020 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9729 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,378.00 x .73 = 30,936 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 30,936		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	2,322 / 2,322
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	675 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1966 / 45



\\tsclient\C\Users\rln\Pictures\2016-12-08 12-08-16\12-08-16 044.J 12/8/2016

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	274,068	118.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.37	<b>Total Misc Impr</b>	+	11,660			
<b>Roofing Adj</b>	+ 6.15	<b>Garage Cost</b>	+	25,360			
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	352,742			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 50%)</b>	-	176,371			
<b>Plumbing Adj</b>	+ 6.98	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	176,371			
<b>Adj Base Cost</b>	= 135.97	<b>Lot Value</b>	+	30,936			
<b>Total Area</b>	x 2,322	<b>Indicated Value</b>	=	207,307			
<b>Adjusted Cost</b>	= 315,722	<b>Value Per SqFt</b>		89.28			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	176,371		
<b>Lot Value</b>	30,936		
<b>Indicated Value</b>	207,307	89.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	207,307	89.28	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	54946	16x16		256	10.83		2,772
PRCH	SLAB PORCH - COVERED	54947	12x7		84	29.26		2,458



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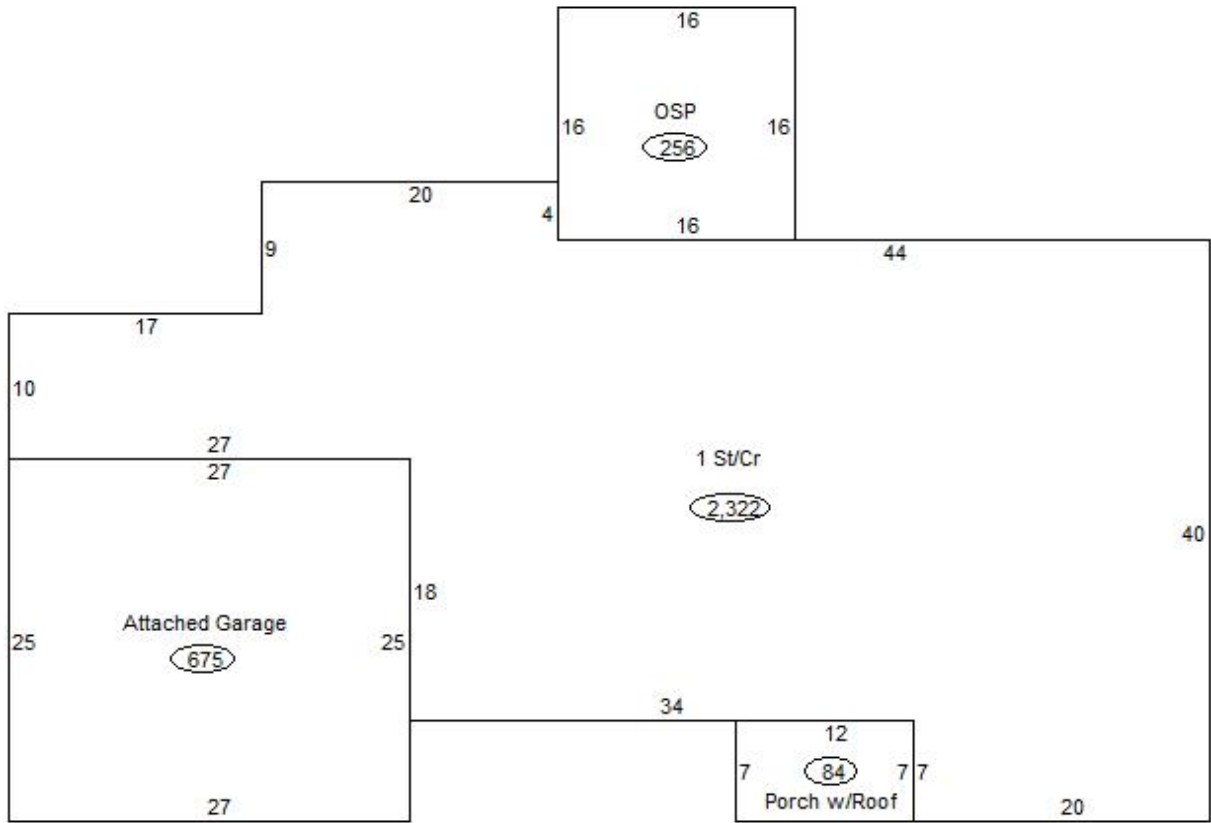
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Sketch Image

660022403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,322	1.000	2,322
2	G	1		13	Attached Garage	675	1.000	675
3	M	PATO		13	Open Slab	256	1.000	256
4	M	PRCH		13	SLBC	84	1.000	84
<b>Total Building Area</b>						<b>2,322</b>		<b>2,322</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						



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Lot Data	Primary Image
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	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	960
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression		
MRA Code	1 Test	
Adusted R	0.8445	
Indicated Value	89,447	93.17 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.22	Total Misc Impr	+	0			
Roofing Adj	+ 4.61	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	93,350			
Heat/Cool Adj	+ 4.61	Depreciation ( 14%)	-	13,069			
Plumbing Adj	+ 4.80	Lump Sums	+	4,038			
Basement Adj	+ 0.00	RCNLD	=	84,319			
Adj Base Cost	= 97.24	Lot Value	+				
Total Area	x 960	Indicated Value	=	84,319			
Adjusted Cost	= 93,350	Value Per SqFt		87.83			

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	84,319	
Lot Value		
Indicated Value	84,319	87.83 Per SqFt
Agland Value		
Site Improvements		
Total Value	84,319	87.83 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	116169	24x12		288	14.02		4,038



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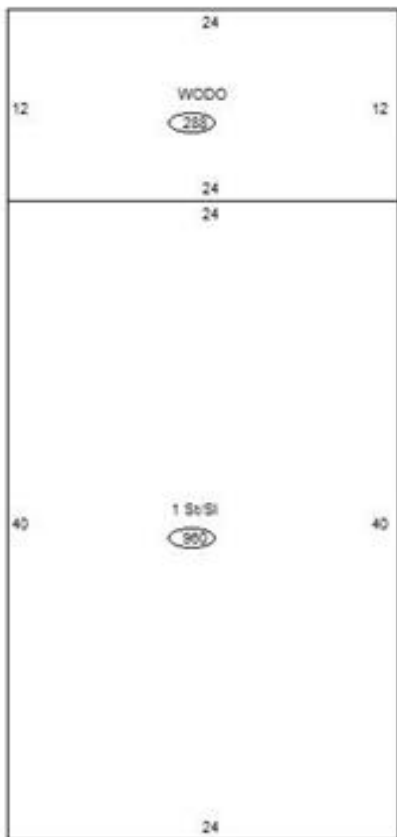
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### Sketch Image

660022403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	960	1.000	960
2	M	WODO		10	WODO	288	1.000	288
<b>Total Building Area</b>						960		960