



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660023290 Parcel ID 000000-00-0-00279-001-0011 Cadastral ID 27-23-15-02030 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 321522 LARSON, KEVIN & KATIE PETERS-LARSON REVOCABLE TRUST 7585 E OOLOGAH RD OOLOGAH OK 74053-0000																																																																																																																									
Parcel Location Situs 07585 E OOLOGAH RD Subdivision EAST OOLOGAH ACRES Lot/Block 0011 / 0001 Parcel Size 1.5 - Lots Sec/Twn/Rng 27 / 23 / 15 / 5 Neighborhood 1030 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44784694 -95.69052221 S2 LOT 10 BLOCK 1 EAST OOLOGAH ACRES & LOT 11 BLOCK 1 EAST OOLOGAH ACRES					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>R19</td> <td>R19- POSS NEW SHOP</td> <td>04/2018</td> <td>06/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- POSS NEW SHOP	04/2018	06/2018																																																																																																							
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Lot Data		Square-Foot - NBHD 1030 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	313,500.00 x .30 = 93,341	
Factor Value		
Adjustments	1.0000	
Lot Value	93,341	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,521 / 1,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,521
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	199,496 131.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,747
Lot Value	93,341
Indicated Value	267,088 175.60 Per SqFt
Agland Value	
Site Improvements	16,340
Total Value	283,428 186.34 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.53	Total Misc Impr	+	9,486
Roofing Adj	+ 4.50	Garage Cost	+	15,166
Subfloor Adj	+ -1.15	Total RCN	=	219,933
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	46,186
Plumbing Adj	+ 14.04	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	173,747
Adj Base Cost	= 128.39	Lot Value	+	93,341
Total Area	x 1,521	Indicated Value	=	267,088
Adjusted Cost	= 195,281	Value Per SqFt		175.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	57440		8x5	40	24.14		966
PRCH	SLAB PORCH - COVERED	57441		18x8	144	23.78		3,424



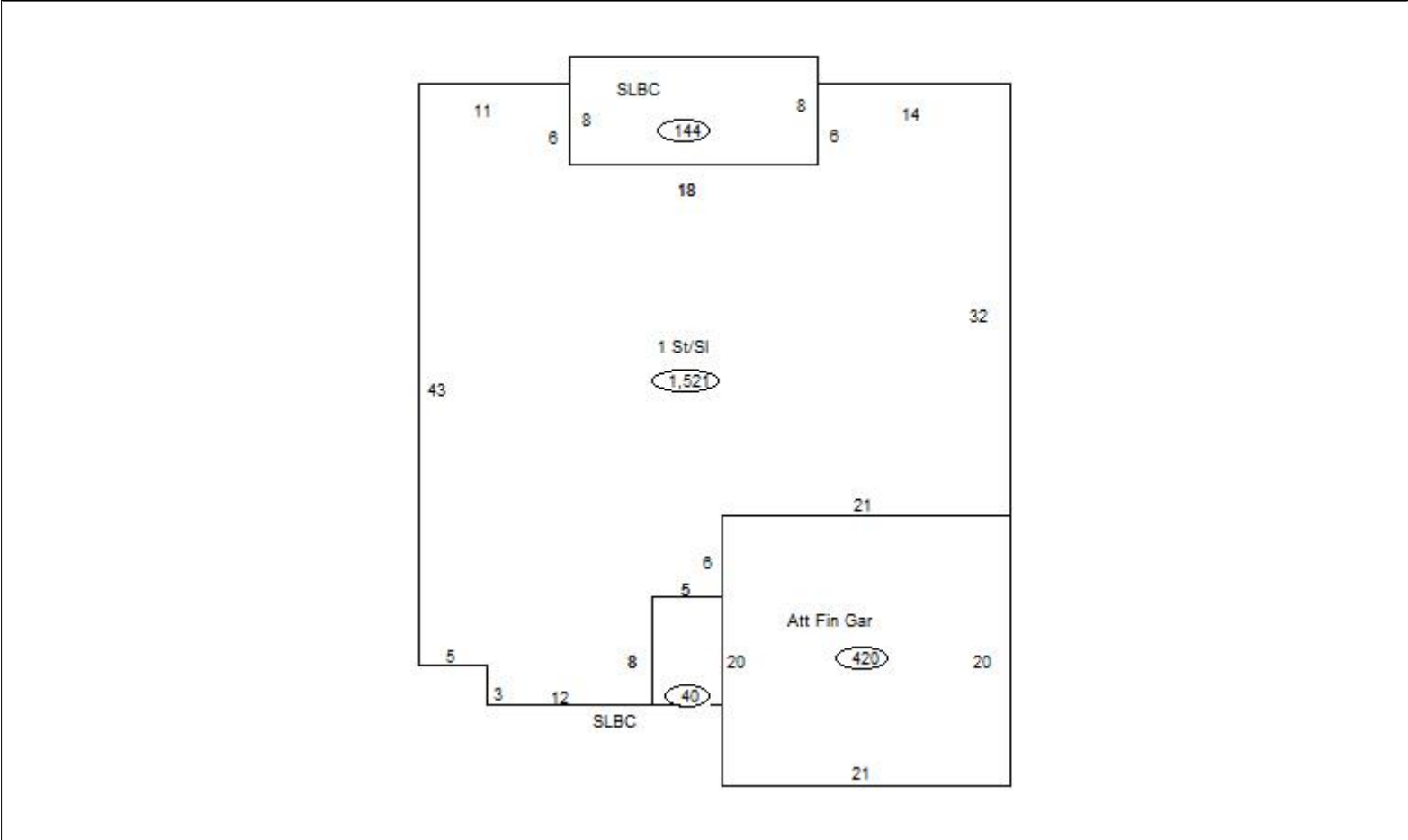
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Sketch Image

660023290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,521	1.000	1,521
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,521		1,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x20x10	Concrete	Formed Metal	600
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary Base Cost (30.60 x 600) 18,360		Modifier Total	RCN 18,360	Depr (11% Phys/ % Func) 2,020	RCNLD 16,340
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary Base Cost (24.08 x 180) 4,334		Modifier Total	RCN 4,334	Depr (100% Phys/ % Func) 4,334	RCNLD