



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:48:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023357 <b>Parcel ID</b> 000000-00-0-40090-002-0004 <b>Cadastral ID</b> 27-23-15-02710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 31 - OOLOGAH OT/NW FIRE <b>Name ID</b> 349364 HARPER, KELLY D & KATHLEEN A  405 N WILL ROGERS LOOP E OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 00405 N WILL ROGERS LOOP E <b>Subdivision</b> SITTON <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 23 / 15 / 5 <b>Neighborhood</b> 1201 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-05\IMG_0030.JPG 6/5/2020</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.45147500 -95.70141195 LOT 4 BLOCK 2 SITTON																																																																																																																									
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Lot Data		Square-Foot - NBHD 1201 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1305		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	49,247.00 x 1.29 = 63,523		
Factor Value			
Adjustments	1.0000		
Lot Value	63,523		



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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	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,496 / 1,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,496
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,111	116.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	178,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.52	Total Misc Impr	+	9,471			
Roofing Adj	+ 4.51	Garage Cost	+	16,155			
Subfloor Adj	+ -1.16	Total RCN	=	215,244			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	86,098			
Plumbing Adj	+ 9.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,146			
Adj Base Cost	= 126.75	Lot Value	+	63,523			
Total Area	x 1,496	Indicated Value	=	192,669			
Adjusted Cost	= 189,618	Value Per SqFt		128.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,146		
Lot Value	63,523		
Indicated Value	192,669	128.79	Per SqFt
Agland Value			
Site Improvements	8,602		
Total Value	201,271	134.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57623	33x6		198	23.57		4,667
PRCH	SLAB PORCH - COVERED	57624	17x12		204	23.55		4,804



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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	1,496	1.000	1,496
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PRCH		13	SLBC	204	1.000	204
<b>Total Building Area</b>						1,496		1,496



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 672)		10,752	10,752	2,150	8,602	