



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 660023923 Parcel ID 23N15E-28-4-00000-000-0000 Cadastral ID 28-23-15-01800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 326651 KIRK, RICHARD LYNN & RITA EILEEN 6511 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 06511 E 400 RD Subdivision Lot/Block / Parcel Size 3.01 - Acres Sec/Twn/Rng 28 / 23 / 15 / 4 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-18\IMG_0112.JPG 6/18/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43843322 -95.71279795 N 330' S 363' OF SW SW SE LESS .017 AC TO ROW PARCEL #4, LESS E 265.5' THEREOF																																																																																																																									
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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.2577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	141,907.00 x .55 = 78,206		
Factor Value			
Adjustments	1.0000		
Lot Value	78,206		



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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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,318 / 1,318
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	141,161 107.10 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,065
Lot Value	78,206
Indicated Value	183,271 139.05 Per SqFt
Agland Value	
Site Improvements	1,546
Total Value	184,817 140.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.53	Total Misc Impr	+	14,311
Roofing Adj	+ 5.48	Garage Cost	+	15,646
Subfloor Adj	+ 1.21	Total RCN	=	204,421
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	100,166
Plumbing Adj	+ 10.68	Lump Sums	+	810
Basement Adj	+ 0.00	RCNLD	=	105,065
Adj Base Cost	= 132.37	Lot Value	+	78,206
Total Area	x 1,318	Indicated Value	=	183,271
Adjusted Cost	= 174,464	Value Per SqFt		139.05

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	58828	12x10		120	23.88		2,866
CPDT	CARPORT - DETACHED	58829	20x20		400	10.74		4,296
WODO	WOOD DECK - OPEN	58830	24x14		336	16.07	85%	810
PATO	SLAB PORCH - OPEN	58831	10x8		80	10.86		869
PATO	SLAB PORCH - OPEN	58832	11x10		110	10.76		1,184



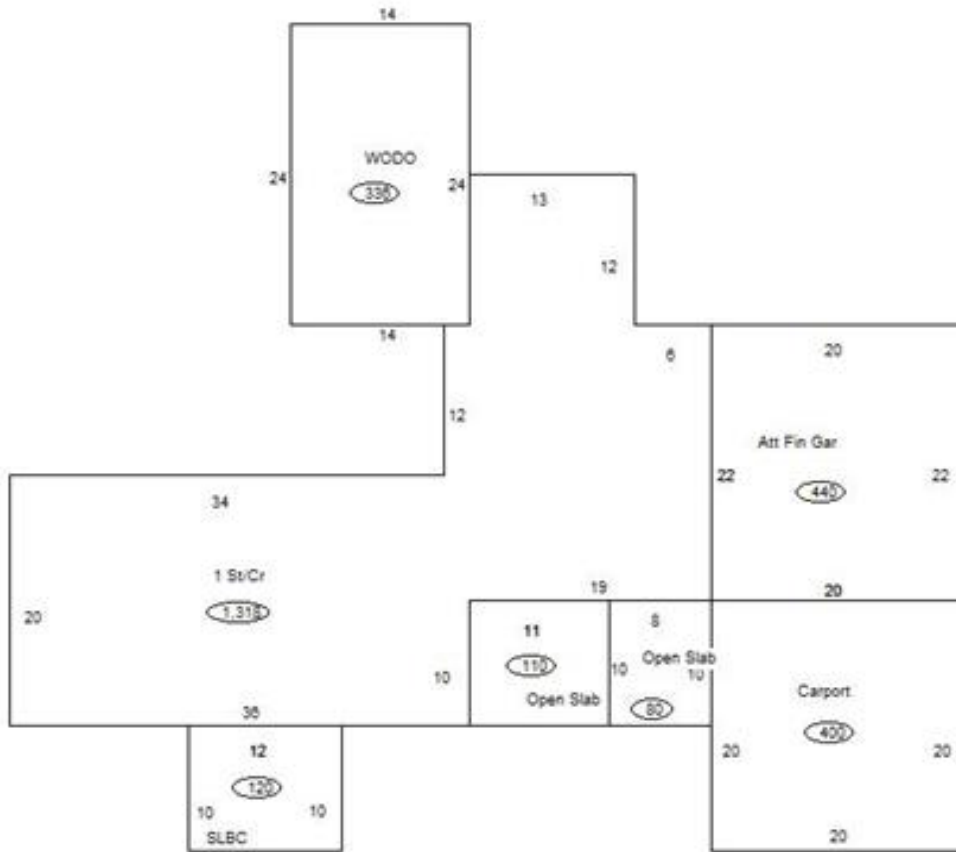
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,318	1.000	1,318
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	120	1.000	120
4	M	CPDT		13	Carport	400	1.000	400
5	M	WODO		13	WODO	336	1.000	336
6	M	PATO		13	Open Slab	80	1.000	80
7	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						1,318		1,318



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	20x10x0			200	
	Qual	2	Cond	Year	2020	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.68 x 200)		936			936	140	796
	LF	LOAFING SHED	0x0x0			704	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.26 x 704)		2,999			2,999	2,249	750
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 x)							