



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023942 <b>Parcel ID</b> 000000-00-0-40010-002-0003 <b>Cadastral ID</b> 28-23-15-03245 <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> 199144 BRADSHAW, BENTLEY R  305 N BOUNDARY RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 00305 N BOUNDARY RD <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 28 / 23 / 15 / 5 <b>Neighborhood</b> 1200 - R-V02-SE OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-15\IMG_0068.JPG 6/15/2020</p>														
<b>Legal Description</b> Lat/Long: 36.45012626 -95.70487549																			
LOTS 2 & 3 BLOCK 2 OOLOGAH O T					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	835/868			4,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0		Land Value 49,792	24,025	11%	2,643	Assessed	22,616	2,446.63										
Year Frozen	0		Improvements 230,376	181,571		19,973	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		<b>Total Value</b> 280,168	205,596		22,616	<b>Total Taxable</b>	21,616	2,352.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023942	BRADSHAW, BENTLEY R			31	270,391	1000	20,957	2,282.00										
2024	2024-660023942	BRADSHAW, BENTLEY R			31	241,457	1000	20,318	2,142.00										
2023	2023-660023942	BRADSHAW, BENTLEY R			31	197,844	1000	19,696	2,062.00										
2022	2022-660023942	BRADSHAW, BENTLEY R			31	194,009	1000	19,094	1,990.00										
2021	2021-660023942	BRADSHAW, BENTLEY R			31	189,459	1000	18,509	1,943.00										
2020	2020-660023942	BRADSHAW, BENTLEY R			31	190,770	1000	17,940	1,912.00										
2019	2019-660023942	BRADSHAW, BENTLEY R			31	181,389	1000	17,389	1,819.00										
2018	2018-660023942	BRADSHAW, BENTLEY R			31	186,691	1000	16,853	1,823.00										
2017	2017-660023942	BRADSHAW, BENTLEY R			31	185,191	1000	16,334	1,871.00										
2016	2016-660023942	BRADSHAW, BENTLEY R			31	180,454	1000	15,828	1,653.00										
2015	2015-660023942	BRADSHAW, BENTLEY R			31	177,988	1000	15,338	1,516.00										
2014	2014-660023942	BRADSHAW, BENTLEY R			31	183,081	1000	14,862	1,466.00										
2013	2013-660023942	BRADSHAW, BENTLEY R			31	173,322	1000	14,400	1,374.00										



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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7844	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL. 0	
	0	
Method	Square-Foot	
Base Lot Value	34,168.00 x 1.46 = 49,792	\\tsclient\C\Users\CB\Pictures\2020-06-15\IMG_0068.JPG 6/15/2020
Factor Value		
Adjustments	1.0000	
Lot Value	49,792	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,336 / 2,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,336
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	704 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 27

Cost Approach				Manual : 01/2025			
Base Cost	97.81	Total Misc Impr	+ 18,340				
Roofing Adj	+ 4.55	Garage Cost	+ 26,379				
Subfloor Adj	+ -2.19	Total RCN	= 323,754				
Heat/Cool Adj	+ 12.64	Depreciation ( 34%)	- 110,076				
Plumbing Adj	+ 6.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 213,678				
Adj Base Cost	= 119.45	Lot Value	+ 49,792				
Total Area	x 2,336	Indicated Value	= 263,470				
Adjusted Cost	= 279,035	Value Per SqFt	112.79				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	288,385	123.45	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,678		
Lot Value	49,792		
Indicated Value	263,470	112.79	Per SqFt
Agland Value			
Site Improvements	16,698		
Total Value	280,168	119.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58860	34x7		238	26.18		6,231
PRCH	SLAB PORCH - COVERED	58861	476		476	25.44		12,109



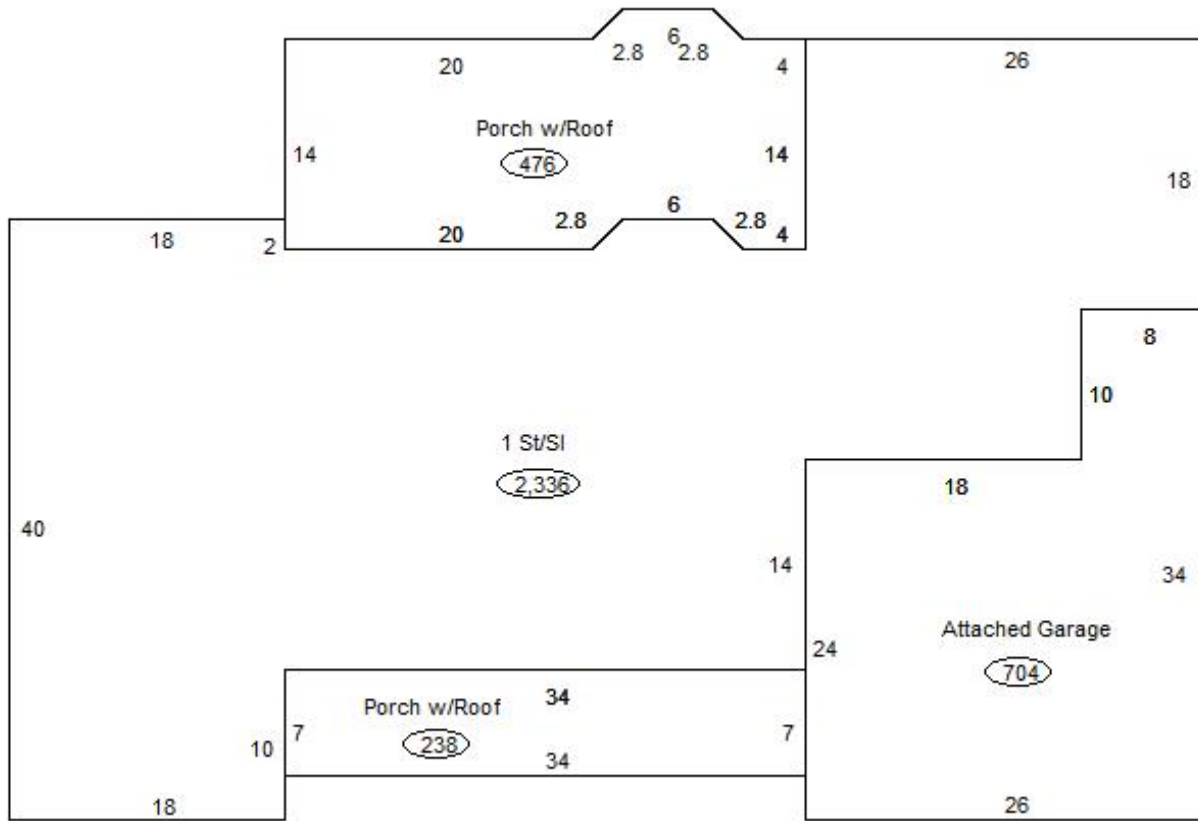
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Sketch Image

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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/Sl	2,336	1.000	2,336
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	238	1.000	238
4	M	PRCH		13	SLBC	476	1.000	476
<b>Total Building Area</b>						2,336		2,336



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 1992	Eff Age 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.25 x 1,200)		36,300	36,300	19,602		16,698