



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:48:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023950 <b>Parcel ID</b> 000000-00-0-40010-004-0001 <b>Cadastral ID</b> 28-23-15-03320 <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> 341619 HINSON, JOHN O REVOCABLE INTERVIVOS TRUST  10571 E 445 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00219 E PINE <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> .33 - 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 style="text-align: right; color: orange;">06/15/2020 10:33</p> <p>T:\Appraisers\ROB STUFF\IMG_0112.JPG 2/12/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.44902916 -95.70585012 S 71' E 80' OF LOT 1 BLOCK 4 OOLOGAH O T & W 30' N PINE ST LYING E OF & ADJ TO S 71' LOT 1 BLOCK 4 OOLOGAH OT.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	0.1792		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.		0
			0
Method	Square-Foot		
Base Lot Value	7,806.00 x 3.00 = 23,418		
Factor Value			
Adjustments	1.0000		
Lot Value	23,418		



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2/12/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 27

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	97,661 78.76 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	92,153
Lot Value	23,418
Indicated Value	115,571 93.20 Per SqFt
Agland Value	
Site Improvements	
Total Value	115,571 93.20 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	93.70	Total Misc Impr	+	4,218
Roofing Adj	+ 4.23	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	151,071
Heat/Cool Adj	+ 10.30	Depreciation ( 39%)	-	58,918
Plumbing Adj	+ 10.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	92,153
Adj Base Cost	= 118.43	Lot Value	+	23,418
Total Area	x 1,240	Indicated Value	=	115,571
Adjusted Cost	= 146,853	Value Per SqFt		93.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	58890	34x7		238	8.84		2,104
PATO	SLAB PORCH - OPEN	116242	20x12		240	8.81		2,114



# Rogers

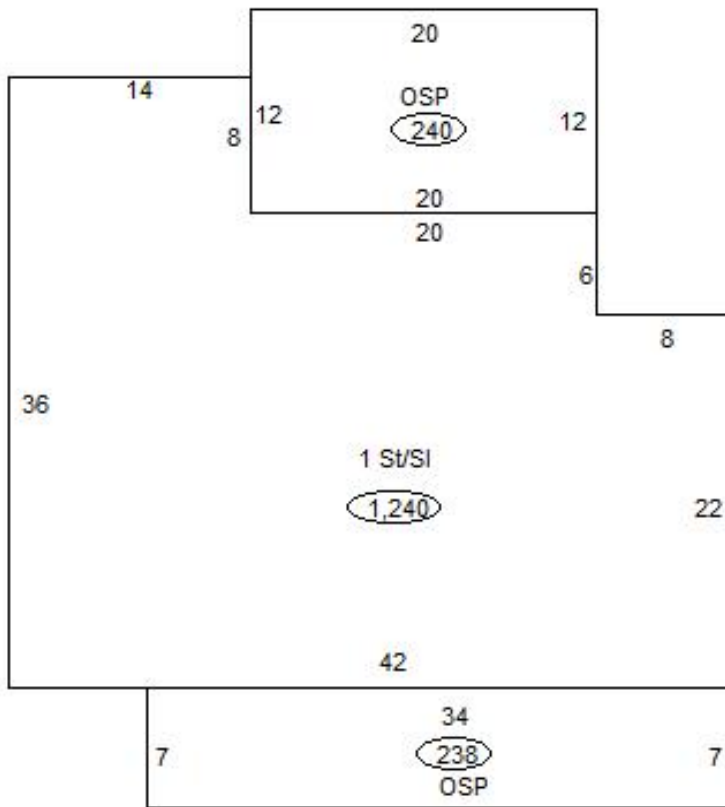
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Sketch Image

660023950



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,240	1.000	1,240
2	M	PATO		13	Open Slab	238	1.000	238
3	M	PATO		13	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,240		1,240