



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:28
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Assessment Data					Primary Image																																																																																																																				
Account 660023951 Parcel ID 000000-00-0-40010-004-0001 Cadastral ID 28-23-15-03330 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 346667 GEORGE, BLAKE A 225 E NELMS ST OOLOGAH OK 74053-0000 Parcel Location Situs 00225 E NELMS AVE Subdivision OOLOGAH O T Lot/Block 0001 / 0004 Parcel Size .5 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>T:\Appraisers\ROB STUFF\001.JPG 2/6/2025</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1478		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	6,436.00 x 3.00 = 19,308		
Factor Value			
Adjustments	2.4275		
Lot Value	46,871		



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	640 / 640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

T:\Appraisers\ROB STUFF\001.JPG 2/6/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	104.55	Total Misc Impr	+	410	
Roofing Adj	+ 4.74	Garage Cost	+		
Subfloor Adj	+ 2.77	Total RCN	=	84,826	
Heat/Cool Adj	+ 10.30	Depreciation (2%)	-	1,697	
Plumbing Adj	+ 9.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	83,129	
Adj Base Cost	= 131.90	Lot Value	+	46,871	
Total Area	x 640	Indicated Value	=	130,000	
Adjusted Cost	= 84,416	Value Per SqFt		203.13	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,129		
Lot Value	46,871		
Indicated Value	130,000	203.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	130,000	203.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	165961	6x4		24	10.24		246
PATO	Patio - Open	165962	4x4		16	10.24		164



Rogers

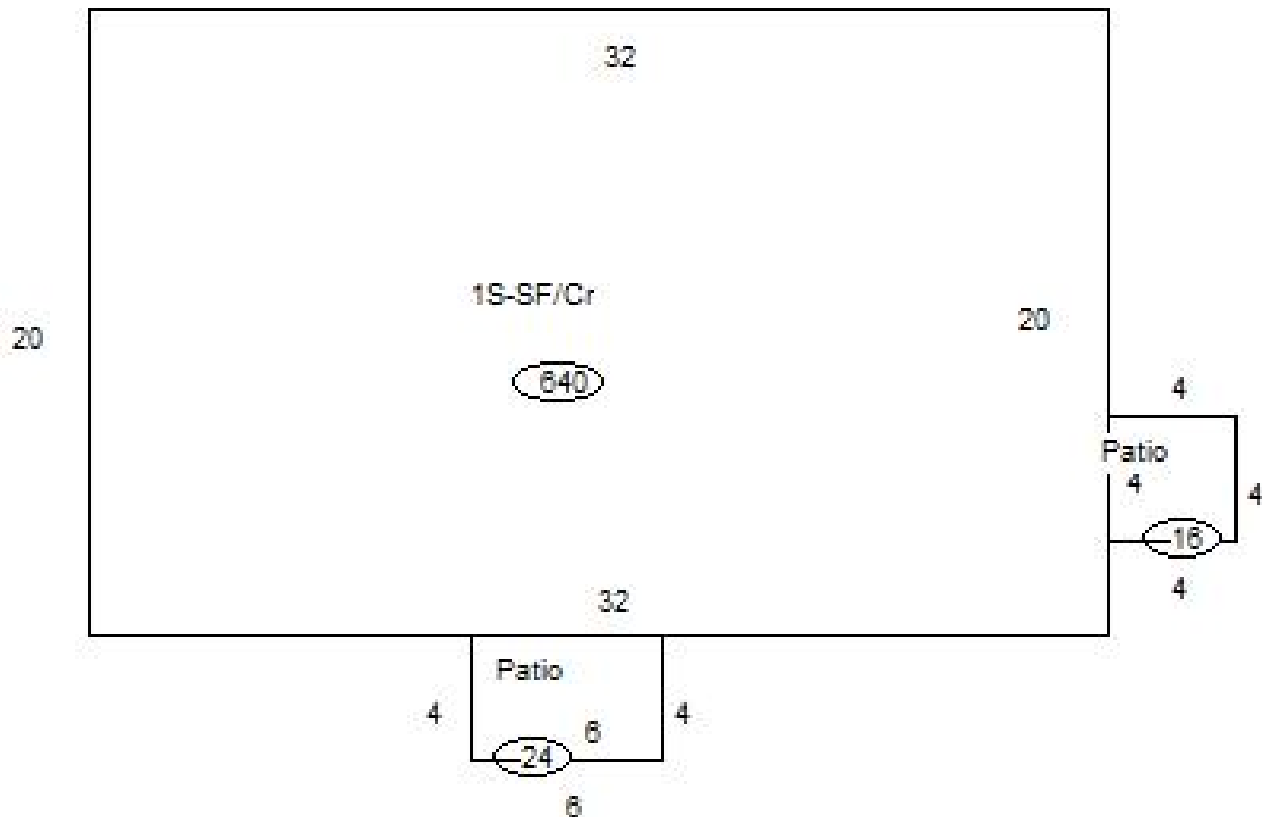
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Sketch Image

660023951



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	640	1.000	640
2	M	PATO		10	Patio	24	1.000	24
3	M	PATO		10	Patio	16	1.000	16
Total Building Area						640		640



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						