



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 660023959 Parcel ID 000000-00-0-40010-005-0004 Cadastral ID 28-23-15-03410 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 253351 BARNES, DEE & BOBBIE R PO BOX 621 OOLOGAH OK 74053-0000 Parcel Location Situs 00205 S HWY 169 Subdivision OOLOGAH O T Lot/Block 0004 / 0005 Parcel Size .5 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-15\IMG_0129.JPG 6/15/2020</p>																																																	
Legal Description Lat/Long: 36.44855137 -95.70850237																																																						
S 80' OF LOT 4 BLOCK 5 OOLOGAH O T					Building Permits <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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					886/232	HOLCOMB, JANICE M	06/25/1992	22,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 22,827</td> <td>9,558</td> <td>11%</td> <td>1,051</td> <td>Assessed</td> <td>6,546</td> <td>708.16</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 50,379</td> <td>49,951</td> <td> </td> <td>5,495</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 73,206</td> <td>59,509</td> <td> </td> <td>6,546</td> <td>Total Taxable</td> <td>6,546</td> <td>708.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 22,827	9,558	11%	1,051	Assessed	6,546	708.16	Year Frozen	0	Improvements 50,379	49,951		5,495	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 73,206	59,509		6,546	Total Taxable	6,546	708.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023959	BARNES, DEE &	31	70,400	0	6,234	674.00																																															
2024	2024-660023959	BARNES, DEE &	31	57,376	0	5,938	622.00																																															
2023	2023-660023959	BARNES, DEE &	31	51,408	0	5,655	588.00																																															
2022	2022-660023959	BARNES, DEE &	31	52,433	0	5,768	597.00																																															
2021	2021-660023959	BARNES, DEE &	31	51,060	0	5,617	585.00																																															
2020	2020-660023959	BARNES, DEE &	31	51,867	0	5,706	603.00																																															
2019	2019-660023959	BARNES, DEE &	31	49,807	0	5,479	568.00																																															
2018	2018-660023959	BARNES, DEE &	31	53,143	0	5,488	590.00																																															
2017	2017-660023959	BARNES, DEE &	31	52,738	0	5,227	594.00																																															
2016	2016-660023959	BARNES, DEE &	31	51,448	0	4,978	515.00																																															
2015	2015-660023959	BARNES, DEE &	31	50,529	0	4,740	464.00																																															
2014	2014-660023959	BARNES, DEE &	31	52,325	0	4,515	442.00																																															
2013	2013-660023959	BARNES, DEE &	31	50,480	0	4,300	406.00																																															



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1747		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	7,609.00 x 3.00 = 22,827		
Factor Value			
Adjustments	1.0000		
Lot Value	22,827		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	876 / 1,216
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	76,401 62.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	99,250 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	50,379
Lot Value	22,827
Indicated Value	73,206 60.20 Per SqFt
Agland Value	
Site Improvements	
Total Value	73,206 60.20 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.70	Total Misc Impr	+	11,390
Roofing Adj	+ 3.60	Garage Cost	+	
Subfloor Adj	+ 0.93	Total RCN	=	132,577
Heat/Cool Adj	+ 0.84	Depreciation (62%)	-	82,198
Plumbing Adj	+ 4.59	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	50,379
Adj Base Cost	= 99.66	Lot Value	+	22,827
Total Area	x 1,216	Indicated Value	=	73,206
Adjusted Cost	= 121,187	Value Per SqFt		60.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	58905	14x8		112	62.86		7,040
PRCH	SLAB PORCH - COVERED	58906	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	58908	14x8		112	10.75		1,204



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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)					
	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)					