



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:11:01
Page 1

Assessment Data					Primary Image				
Account	660024018								
Parcel ID	000000-00-0-40010-014-0005								
Cadastral ID	28-23-15-04010								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 2							
Tax Area	31 - OOLOGAH OT/NW FIRE								
Name ID	319179								
GARLAND, PEGGY SUE									
320 E COOWESCOOWEE AVE OOLOGAH OK 74053-0000									
Parcel Location									
Situs	00320 COOWESCOOWEE								
Subdivision	OOLOGAH O T								
Lot/Block	0005 / 0014	Parcel Size 1 - Lots							
Sec/Twn/Rng	28 / 23 / 15 / 5								
Neighborhood	1200 - R-V02-SE OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.44730580 -95.70500935									
Building Permits									
LOT 5 BLOCK 14 OOLOGAH O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2572/340	JACOBS, LOUISE	08/19/2016	44,500	YES
					2572/337	JACOBS, LLOYD W & LOUISE	08/19/2016	0	4
					2357/416	JACOBS, JOY L	09/20/2013	0	4
					1989/408	HINSON, JOHN RENTALS INC	11/07/2008	45,000	YES
					1293/80	HOLLAND, PEGGY JEAN	05/24/2001	27,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2017	Land Value	43,938	21,713	11%	2,388	Assessed	5,670	613.39
Year Frozen	0	Improvements	29,836	29,836		3,282	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	73,774	51,549		5,670	Total Taxable	5,670	613.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660024018	GARLAND, PEGGY SUE			31	75,839	0	5,400	585.00
2024	2024-660024018	GARLAND, PEGGY SUE			31	49,247	0	5,144	539.00
2023	2023-660024018	GARLAND, PEGGY SUE			31	44,532	0	4,899	510.00
2022	2022-660024018	GARLAND, PEGGY SUE			31	43,366	0	4,770	493.00
2021	2021-660024018	GARLAND, DAVID CHRISTIAN &			31	41,647	0	4,581	477.00
2020	2020-660024018	GARLAND, DAVID CHRISTIAN &			31	42,892	0	4,718	499.00
2019	2019-660024018	GARLAND, DAVID CHRISTIAN &			31	42,396	0	4,664	484.00
2018	2018-660024018	GARLAND, DAVID CHRISTIAN &			31	47,891	0	5,268	565.00
2017	2017-660024018	GARLAND, DAVID CHRISTIAN &			31	47,501	0	5,225	594.00
2016	2016-660024018	GARLAND, DAVID CHRISTIAN &			31	25,181	0	2,770	287.00
2015	2015-660024018	JACOBS, LLOYD W & LOUISE			31	25,056	0	2,756	270.00
2014	2014-660024018	JACOBS, LLOYD W & LOUISE			31	25,149	0	2,669	261.00
2013	2013-660024018	JACOBS, LLOYD W & LOUISE			31	26,279	1000	1,542	157.00



Rogers

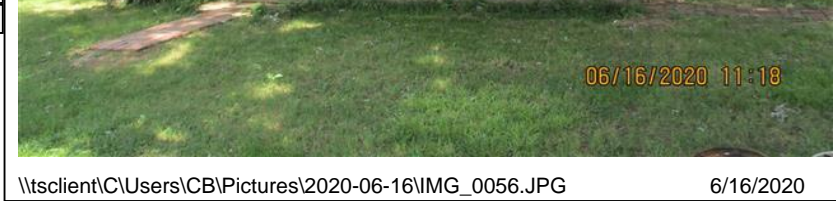
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Date 04/16/2026
Time 21:11:01
Page 2

Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3362	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL. 0	
	0	
Method	Square-Foot	
Base Lot Value	14,646.00 x 3.00 = 43,938	
Factor Value		
Adjustments	1.0000	
Lot Value	43,938	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	560 / 784
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1892 / 64



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	6,438	8.21	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.17	Total Misc Impr	+	4,141	
Roofing Adj	+ 3.99	Garage Cost	+		
Subfloor Adj	+ 1.98	Total RCN	=	87,480	
Heat/Cool Adj	+ 0.76	Depreciation (70%)	-	61,236	
Plumbing Adj	+ 6.40	Lump Sums	+	626	
Basement Adj	+ 0.00	RCNLD	=	26,870	
Adj Base Cost	= 106.30	Lot Value	+	43,938	
Total Area	x 784	Indicated Value	=	70,808	
Adjusted Cost	= 83,339	Value Per SqFt		90.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,870		
Lot Value	43,938		
Indicated Value	70,808	90.32	Per SqFt
Agland Value			
Site Improvements	2,966		
Total Value	73,774	94.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59013	24x6		144	20.84		3,001
PRCH	SLAB PORCH - COVERED	147800	9x6		54	21.12		1,140
BALW	BALCONY - WOOD	147801	5x5		25	25.04		626

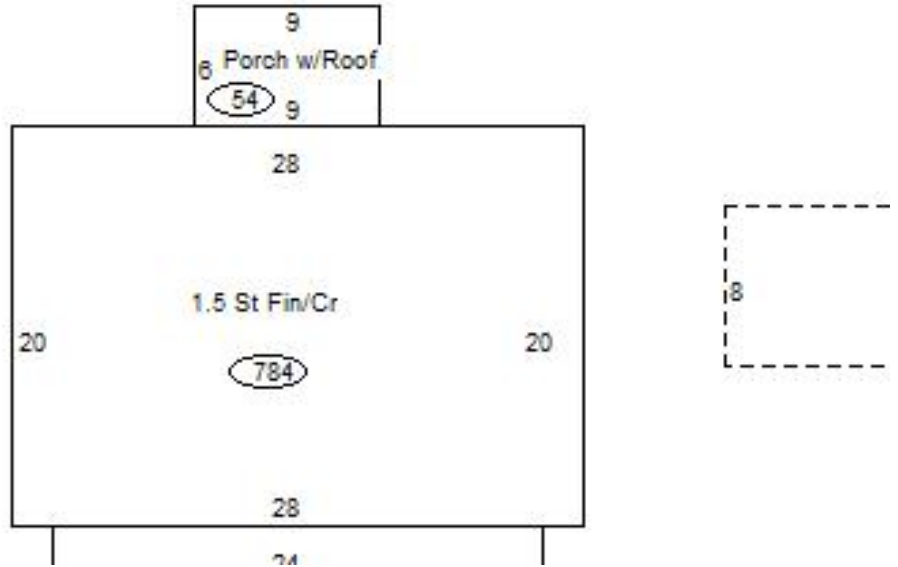


Rogers
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Date 04/16/2026
 Time 21:11:01
 Page 3

Sketch Image

660024018



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	560	1.400	784
2	M	PRCH		13	SLBC	144	1.000	144
3	U	^UL		13	Upper Level	224	1.000	224
4	M	PRCH		13	SLBC	54	1.000	54
5	M	BALW		13	Balcony	25	1.000	25
Total Building Area						560		784



Rogers

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Date 04/16/2026
 Time 21:11:01
 Page 4

660024018

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)
Base Cost (25.93 x 144)		3,734		3,734	1,195	2,539
	LNT0	LEAN-TO	4x12x8	Plank	Formed Metal	48
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total		RCN	Depr (41% Phys/ % Func)
Base Cost (15.08 x 48)		724		724	297	427
	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.67 x 360)		1,681		1,681	1,681	
	SHDS	Shed - Small	8x14x8	Plank	Formed Metal	112
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (21.40 x 112)		2,397		2,397	2,397	