



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 660024025 Parcel ID 000000-00-0-40010-016-0005 Cadastral ID 28-23-15-04080 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 320655 LEWIS, GEORGE PO BOX 153 COLLINSVILLE OK 74021-0000 Parcel Location Situs 00225 COOWEESCOOWEE AVE Subdivision OOLOGAH O T Lot/Block 0005 / 0016 Parcel Size 2.5 - 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\2020-06-16\IMG_0081.JPG 6/16/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.44674889 -95.70670540 W 50' OF LOT 3 & ALL OF LOTS 4 & 5 BLOCK 16 OOLOGAH O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5008	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,817.00 x 2.14 = 46,704	
Factor Value		
Adjustments	1.0000	
Lot Value	46,704	

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	1,698 / 1,698
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

Cost Approach		Manual : 01/2025	
Base Cost	82.56	Total Misc Impr	+ 12,558
Roofing Adj	+ 3.78	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 188,844
Heat/Cool Adj	+ 10.30	Depreciation (61%)	- 115,195
Plumbing Adj	+ 4.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,649
Adj Base Cost	= 103.82	Lot Value	+ 46,704
Total Area	x 1,698	Indicated Value	= 120,353
Adjusted Cost	= 176,286	Value Per SqFt	70.88



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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	88,892	52.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	68,170		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,649		
Lot Value	46,704		
Indicated Value	120,353	70.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,353	70.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59031	10x4		40	21.17		847
PATO	SLAB PORCH - OPEN	59032	6x4		24	10.24		246
PATO	SLAB PORCH - OPEN	59033	34x6		204	9.35		1,907
PRCH	SLAB PORCH - COVERED	59034	34x14		476	20.08		9,558



Rogers

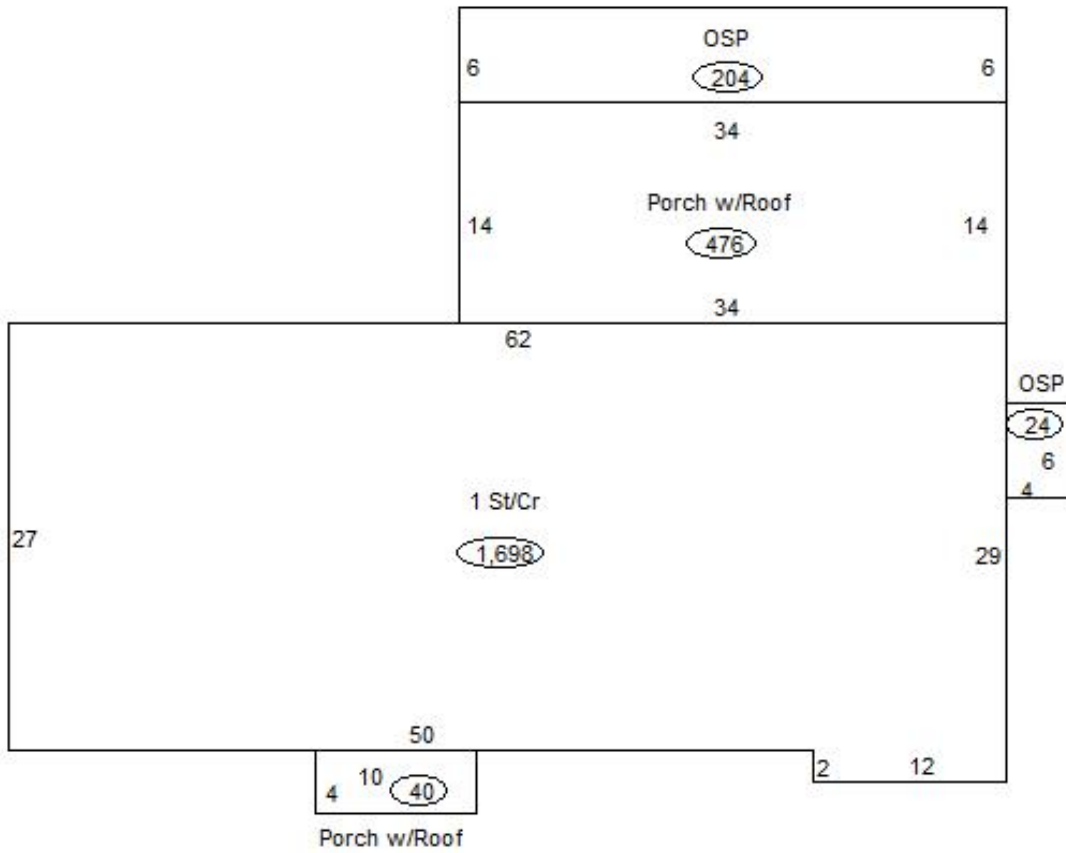
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Sketch Image

660024025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,698	1.000	1,698
2	M	PRCH		13	SLBC	40	1.000	40
3	M	PATO		13	Open Slab	24	1.000	24
4	M	PATO		13	Open Slab	204	1.000	204
5	M	PRCH		13	SLBC	476	1.000	476
Total Building Area						1,698		1,698



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x8x8	Plank	Formed Metal	112
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (26.51 x 112)		2,969		2,969	2,969
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.15 x 140)		3,521		3,521	3,521