



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:49:20  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024027 <b>Parcel ID</b> 000000-00-0-40010-016-0007 <b>Cadastral ID</b> 28-23-15-04100 <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> 267450 GABRIEL, LARRY WAYNE  394450 W 4000 RD SKIATOOK OK 74070-0000  <b>Parcel Location</b> <b>Situs</b> 00220 E ALTA AVE <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0007 / 0016 <b>Parcel Size</b> 1.25 - 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>\\tsclient\C\Users\CB\Pictures\2020-06-16\IMG_0083.JPG 6/16/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.44626469 -95.70646138 LOTS 7 & W 25' OF LOT 8 BLOCK 16 OOLOGAH O T																																																																																																																									
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Date 04/16/2026  
 Time 21:49:21  
 Page 2

Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4211		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	
		0	
Method	Square-Foot		
Base Lot Value	18,343.00 x 2.50 = 45,836		
Factor Value			
Adjustments	1.0000		
Lot Value	45,836		



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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	900 / 1,292
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	74,594 57.74 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	102,810 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.88	Total Misc Impr	+ 5,262
Roofing Adj	+ 3.45	Garage Cost	+
Subfloor Adj	+ 0.89	Total RCN	= 131,077
Heat/Cool Adj	+ 0.84	Depreciation ( 69%)	- 90,443
Plumbing Adj	+ 4.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,634
Adj Base Cost	= 97.38	Lot Value	+ 45,836
Total Area	x 1,292	Indicated Value	= 86,470
Adjusted Cost	= 125,815	Value Per SqFt	66.93

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	40,634
Lot Value	45,836
Indicated Value	86,470 66.93 Per SqFt
Agland Value	
Site Improvements	689
Total Value	87,159 67.46 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59036	28x8		224	23.49		5,262



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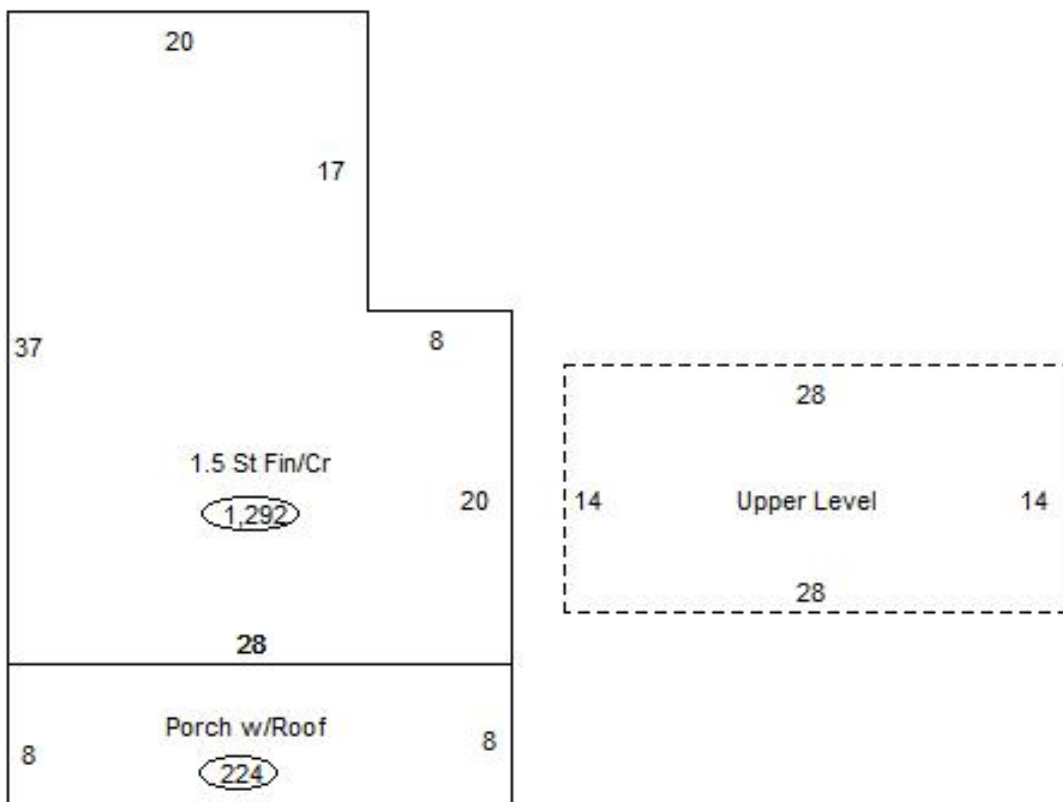
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 Page 3

Sketch Image

660024027



### 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	900	1.436	1,292
2	M	PRCH		13	SLBC	224	1.000	224
3	U	^UL		13	Upper Level	392	1.000	392
<b>Total Building Area</b>						900		1,292



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Page 4

660024027

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Concrete	Galvanized Metal	120
	Qual	2	Cond 3	Year 1990	Eff Age 27	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.80 x 120)	2,376		2,376	1,687
	LOAF	Loafing Shed	0x0x0			
	Qual	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.40 x )				