



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660024057 <b>Parcel ID</b> 000000-00-0-40010-019-0006 <b>Cadastral ID</b> 28-23-15-04390 <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> 257878 PHELPS, RANDAL L &  BEVERLY ANN 181 LOCUST AVE OOLOGAH OK 74053-0000					<p style="text-align: right; color: orange;">06/16/2020 13:11</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-16\IMG_0111.JPG 6/16/2020</p>														
<b>Parcel Location</b> <b>Situs</b> 00181 LOCUST <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0006 / 0019 <b>Parcel Size</b> 1.5 - 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																			
<b>Legal Description</b> Lat/Long: 36.44655871 -95.71156633					<b>Building Permits</b>														
E2 LOT 5 & ALL LOT 6 BLOCK 19 OOLOGAH O T					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	944/185 842/285	LECHTENBERG, MARK E &	01/18/1994	47,700 36,000	Yes No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0		Land Value 47,260	16,696	11%	1,837	Assessed	10,950	1,184.59										
Year Frozen	0		Improvements 89,263	82,842		9,113	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		Total Value 136,523	99,538		10,950	Total Taxable	9,950	1,090.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024057	PHELPS, RANDAL L &			31	132,064	1000	9,631	1,056.00										
2024	2024-660024057	PHELPS, RANDAL L &			31	117,071	1000	9,320	991.00										
2023	2023-660024057	PHELPS, RANDAL L &			31	101,109	1000	9,020	952.00										
2022	2022-660024057	PHELPS, RANDAL L &			31	99,493	1000	8,729	917.00										
2021	2021-660024057	PHELPS, RANDAL L &			31	104,889	1000	8,445	894.00										
2020	2020-660024057	PHELPS, RANDAL L &			31	103,257	1000	8,171	879.00										
2019	2019-660024057	PHELPS, RANDAL L &			31	98,321	1000	7,903	835.00										
2018	2018-660024057	PHELPS, RANDAL L &			31	104,191	1000	7,643	835.00										
2017	2017-660024057	PHELPS, RANDAL L &			31	103,318	1000	7,392	854.00										
2016	2016-660024057	PHELPS, RANDAL L &			31	111,112	1000	7,148	754.00										
2015	2015-660024057	PHELPS, RANDAL L &			31	111,352	1000	6,910	690.00										
2014	2014-660024057	PHELPS, RANDAL L &			31	112,272	1000	6,680	665.00										
2013	2013-660024057	PHELPS, RANDAL L &			31	107,798	1000	6,456	623.00										



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5519		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	24,041.00 x 1.97 = 47,260		
Factor Value			
Adjustments	1.0000		
Lot Value	47,260		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,408 / 1,828
Style	100% 1 1/2 Story Finished
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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,020	77.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	72,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.23	Total Misc Impr	+ 4,125				
Roofing Adj	+ 3.74	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 205,516				
Heat/Cool Adj	+ 12.64	Depreciation ( 57%)	- 117,144				
Plumbing Adj	+ 5.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 88,372				
Adj Base Cost	= 110.17	Lot Value	+ 47,260				
Total Area	x 1,828	Indicated Value	= 135,632				
Adjusted Cost	= 201,391	Value Per SqFt	74.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,372		
Lot Value	47,260		
Indicated Value	135,632	74.20	Per SqFt
Agland Value			
Site Improvements	891		
Total Value	136,523	74.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59068	26x6		156	26.44		4,125



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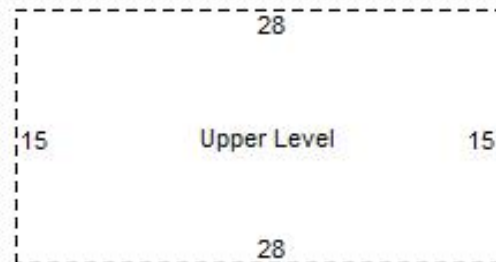
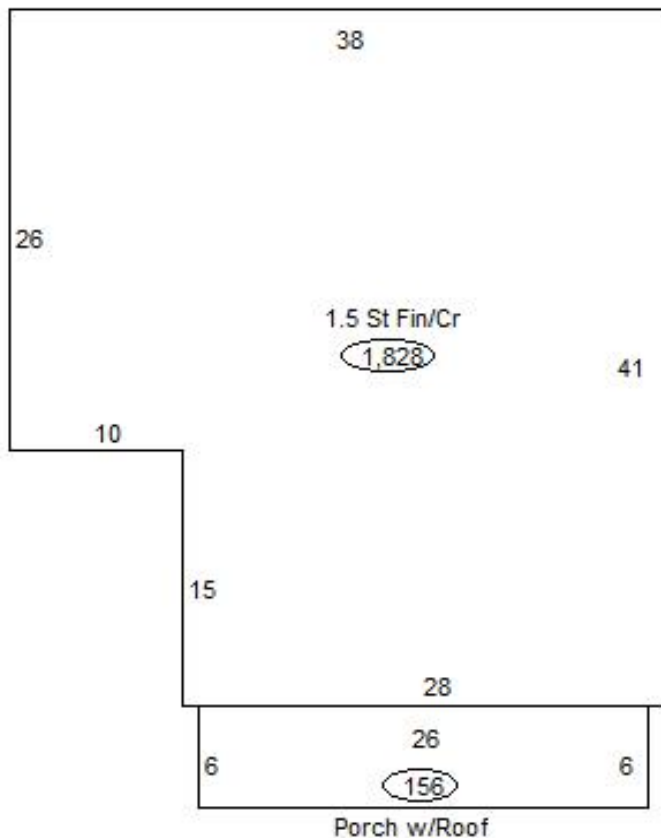
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### Sketch Image

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### 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	1,408	1.298	1,828
2	M	PRCH		13	SLBC	156	1.000	156
3	U	^UL		13	Upper Level	420	1.000	420
<b>Total Building Area</b>						1,408		1,828



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			544	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 544)		2,546		2,546	1,655	891
	STF	STG FAIR	0x0x0				
	Qual	2	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 (4.68 x )						