



# 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> 660024075 <b>Parcel ID</b> 000000-00-0-40010-023-0003 <b>Cadastral ID</b> 28-23-15-04580 <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> 314200 PETERS, GEORGE & LESLIE  235 S PECAN ST OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 00235 S PECAN ST <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0003 / 0023 <b>Parcel Size</b> 1 - 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 style="text-align: right; color: orange;">06/17/2020 08:54</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-17\IMG_0035.JPG 6/17/2020</p>														
<b>Legal Description</b> Lot/Long: 36.44550282 -95.71303669																			
LOT 3 BLOCK 23 OOLOGAH O T					<b>Building Permits</b> <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>ROLL</td> <td>ROLL NEW ADDN TO SFR FOR 2005</td> <td>10/2004</td> <td>01/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	ROLL	ROLL NEW ADDN TO SFR FOR 2005	10/2004	01/2005	
Number	Description	Opened	Closed	Amount															
ROLL	ROLL NEW ADDN TO SFR FOR 2005	10/2004	01/2005																
<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>										
					2445/882	BROOKS, RUTH ANN	12/23/2014	25,000	4										
					1615/210	HUCKLEBY, WADE	08/26/2004	44,000	4										
<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>										
<b>Remove Cap</b>		<b>Land Value</b>	45,356	17,972	11%	1,977	<b>Assessed</b>	6,618	715.95										
<b>Year Frozen</b>	0	<b>Improvements</b>	42,201	42,193		4,641	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	87,557	60,165		6,618	<b>Total Taxable</b>	6,618	716.00										
<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	2025-660024075	PETERS, GEORGE & LESLIE			31	87,188	0	6,303	682.00										
2024	2024-660024075	PETERS, GEORGE & LESLIE			31	60,546	0	6,003	629.00										
2023	2023-660024075	PETERS, GEORGE & LESLIE			31	51,974	0	5,718	595.00										
2022	2022-660024075	PETERS, GEORGE & LESLIE			31	53,352	0	5,869	607.00										
2021	2021-660024075	PETERS, GEORGE & LESLIE			31	50,920	0	5,602	584.00										
2020	2020-660024075	PETERS, GEORGE & LESLIE			31	50,166	0	5,519	584.00										
2019	2019-660024075	PETERS, GEORGE & LESLIE			31	52,627	0	5,789	601.00										
2018	2018-660024075	PETERS, GEORGE & LESLIE			31	56,956	0	6,266	673.00										
2017	2017-660024075	PETERS, GEORGE & LESLIE			31	56,559	0	6,222	707.00										
2016	2016-660024075	PETERS, GEORGE & LESLIE			31	55,322	0	6,086	630.00										
2015	2015-660024075	PETERS, GEORGE & LESLIE			31	54,511	0	5,997	587.00										
2014	2014-660024075	BROOKS, RUTH ANN			31	83,789	0	6,433	630.00										
2013	2013-660024075	BROOKS, RUTH ANN			31	80,705	0	6,127	579.00										



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.377		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	16,424.00 x 2.76 = 45,356		
Factor Value			
Adjustments	1.0000		
Lot Value	45,356		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,392 / 1,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	91,124 62.59 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	10,820 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	42,201
Lot Value	45,356
Indicated Value	87,557 60.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	87,557 60.14 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	90.35	Total Misc Impr	+	16,827
Roofing Adj	+ 4.31	Garage Cost	+	
Subfloor Adj	+ 1.16	Total RCN	=	183,481
Heat/Cool Adj	+ 11.47	Depreciation ( 77%)	-	141,280
Plumbing Adj	+ 7.17	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	42,201
Adj Base Cost	= 114.46	Lot Value	+	45,356
Total Area	x 1,456	Indicated Value	=	87,557
Adjusted Cost	= 166,654	Value Per SqFt		60.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED	59098	22x15		330	10.74		3,544
PRCH	SLAB PORCH - COVERED	59099	28x6		168	23.69		3,980
EPSW	ENCLOSED PORCH - SOLID WALL	59100	14x10		140	62.57		8,760
PATO	SLAB PORCH - OPEN	147818	10x5		50	10.86		543



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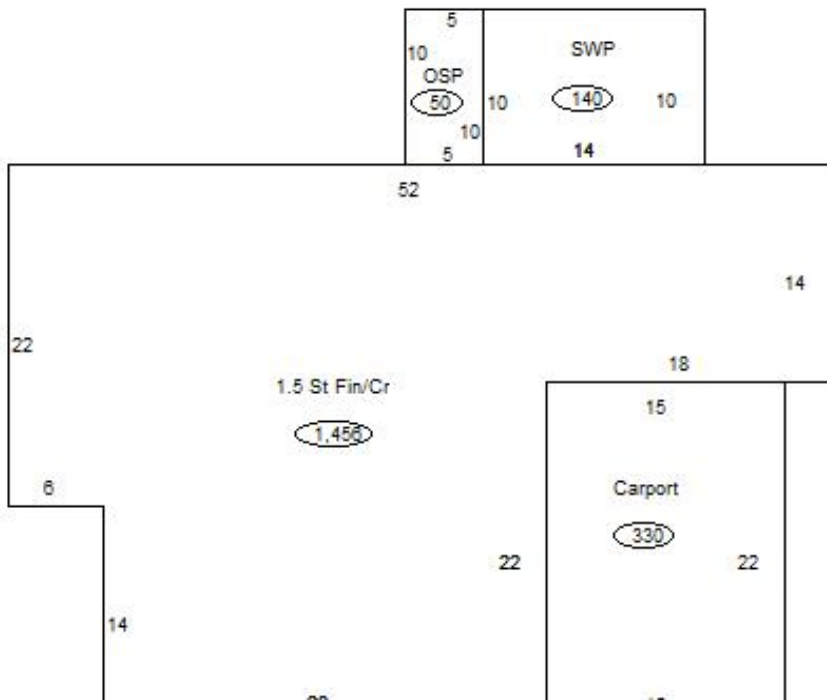
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Sketch Image

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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	1,392	1.046	1,456
2	M	CPDT		13	Carport	330	1.000	330
3	M	PRCH		13	SLBC	168	1.000	168
4	M	EPSW		13	EPSW	140	1.000	140
5	U	^UL		13	Upper Level	64	1.000	64
6	M	PATO		13	Open Slab	50	1.000	50
<b>Total Building Area</b>						1,392		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x )					
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 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 )					