



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	660024082													
Parcel ID	000000-00-0-40010-023-0011													
Cadastral ID	28-23-15-04650													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 2												
Tax Area	31 - OOLOGAH OT/NW FIRE													
Name ID	330522													
BATSON, JAMES W & CARLY														
230 S WALNUT ST OOLOGAH OK 74053-0000														
Parcel Location														
Situs	00230 S WALNUT ST													
Subdivision	OOLOGAH O T													
Lot/Block	0011 / 0023	Parcel Size .5 - Lots												
Sec/Twn/Rng	28 / 23 / 15 / 5													
Neighborhood	1200 - R-V02-SE OOLOGAH													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.44560577 -95.71349272														
NLY 70' LOT 11 & SLY 15' LOT 12 BLOCK 23 OOLOGAH O T														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	BENCE, MICHAEL L	04/07/2020	103,000	YES										
2705/343	BENCE, JENNIFER N &	04/15/2018	0	4										
1572/645	GEORGE, KIM D	03/17/2004	71,000	YES										
1083/287	KEATING, JOHN E & NANCY J	09/23/1997	59,000	Yes										
1045/646	FLEMING, MARY	11/15/1996	52,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2021	Land Value	46,815	41,184	11%	4,530	Assessed	12,387	1,340.04					
Year Frozen	0	Improvements	71,529	71,430		7,857	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	118,344	112,614		12,387	Total Taxable	11,387	1,246.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024082	BATSON, JAMES W &	31	116,165	1000	11,027	1,207.00							
2024	2024-660024082	BATSON, JAMES W &	31	106,150	1000	10,676	1,133.00							
2023	2023-660024082	BATSON, JAMES W &	31	103,466	1000	10,382	1,093.00							
2022	2022-660024082	BATSON, JAMES W &	31	103,480	0	11,383	1,179.00							
2021	2021-660024082	BATSON, JAMES W &	31	104,011	0	11,442	1,193.00							
2020	2020-660024082	BATSON, JAMES W &	31	73,985	1000	7,139	769.00							
2019	2019-660024082	BENCE, MICHAEL L	31	72,136	1000	6,935	734.00							
2018	2018-660024082	BENCE, MICHAEL L	31	75,856	1000	7,345	803.00							
2017	2017-660024082	BENCE, JENNIFER N &	31	75,253	1000	7,149	826.00							
2016	2016-660024082	BENCE, JENNIFER N &	31	73,363	1000	6,912	729.00							
2015	2015-660024082	BENCE, JENNIFER N &	31	71,572	1000	6,682	668.00							
2014	2014-660024082	BENCE, JENNIFER N &	31	72,245	1000	6,458	644.00							
2013	2013-660024082	BENCE, JENNIFER N &	31	68,629	1000	6,241	602.00							



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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.511	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,258.00 x 2.10 = 46,815	
Factor Value		
Adjustments	1.0000	
Lot Value	46,815	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Finished
Remodel	
Year/Eff Age	1967 / 44

Cost Approach		Manual : 01/2025	
Base Cost	103.19	Total Misc Impr	+ 4,945
Roofing Adj	+ 4.69	Garage Cost	+ 11,644
Subfloor Adj	+ 1.22	Total RCN	= 143,708
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 74,728
Plumbing Adj	+ 5.54	Lump Sums	+ 2,549
Basement Adj	+ 0.00	RCNLD	= 71,529
Adj Base Cost	= 126.11	Lot Value	+ 46,815
Total Area	x 1,008	Indicated Value	= 118,344
Adjusted Cost	= 127,119	Value Per SqFt	117.40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	102,730	101.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	84,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,529		
Lot Value	46,815		
Indicated Value	118,344	117.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	118,344	117.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	59123	10x4		40	10.86		434
WODO	WOOD DECK - OPEN	59124	16x10		160	22.76	30%	2,549
CPDT	CARPORT - DETACHED	59125	21x20		420	10.74		4,511



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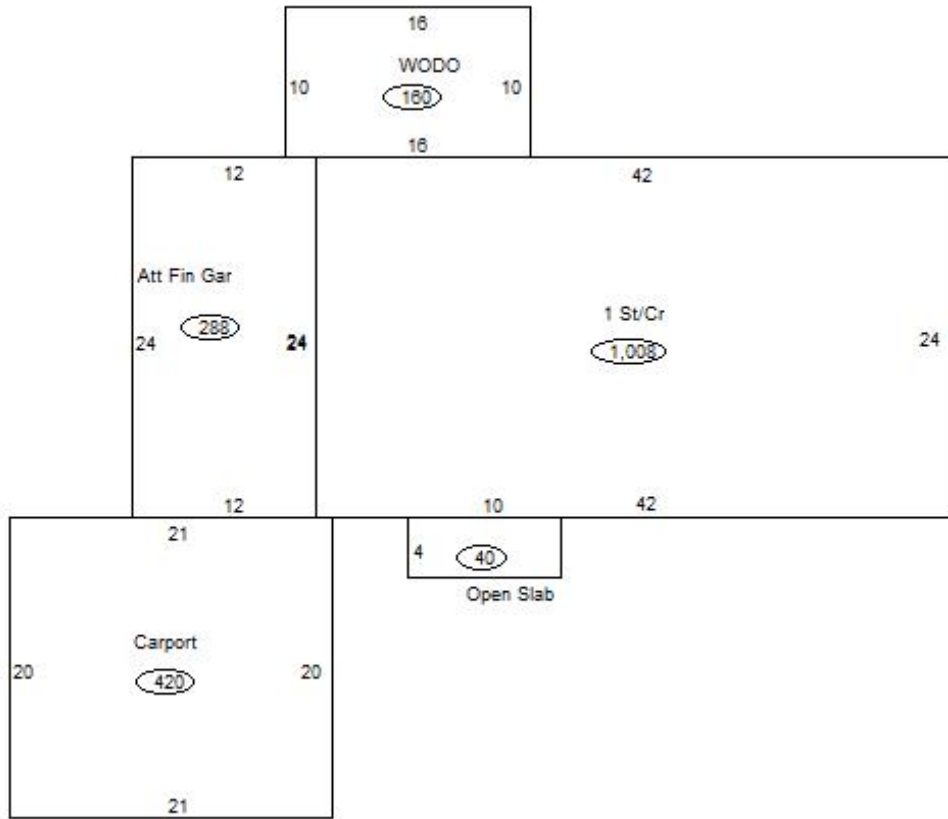
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,008	1.000	1,008
2	G	5		13	Att Fin Gar	288	1.000	288
3	M	PATO		13	Open Slab	40	1.000	40
4	M	WODO		13	WODO	160	1.000	160
5	M	CPDT		13	Carport	420	1.000	420
Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				