



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:49:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024085 Parcel ID 000000-00-0-40010-024-0002 Cadastral ID 28-23-15-04680 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 346217 BALDWIN, BENJAMIN T 215 S LOCUST OOLOGAH OK 74053-3204 Parcel Location Situs 00215 S LOCUST ST Subdivision OOLOGAH O T Lot/Block 0002 / 0024 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660024085_001.JPG 2/21/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.44568144 -95.71156398 LOT 2 BLOCK 24 OOLOGAH O T																																																																																																																									
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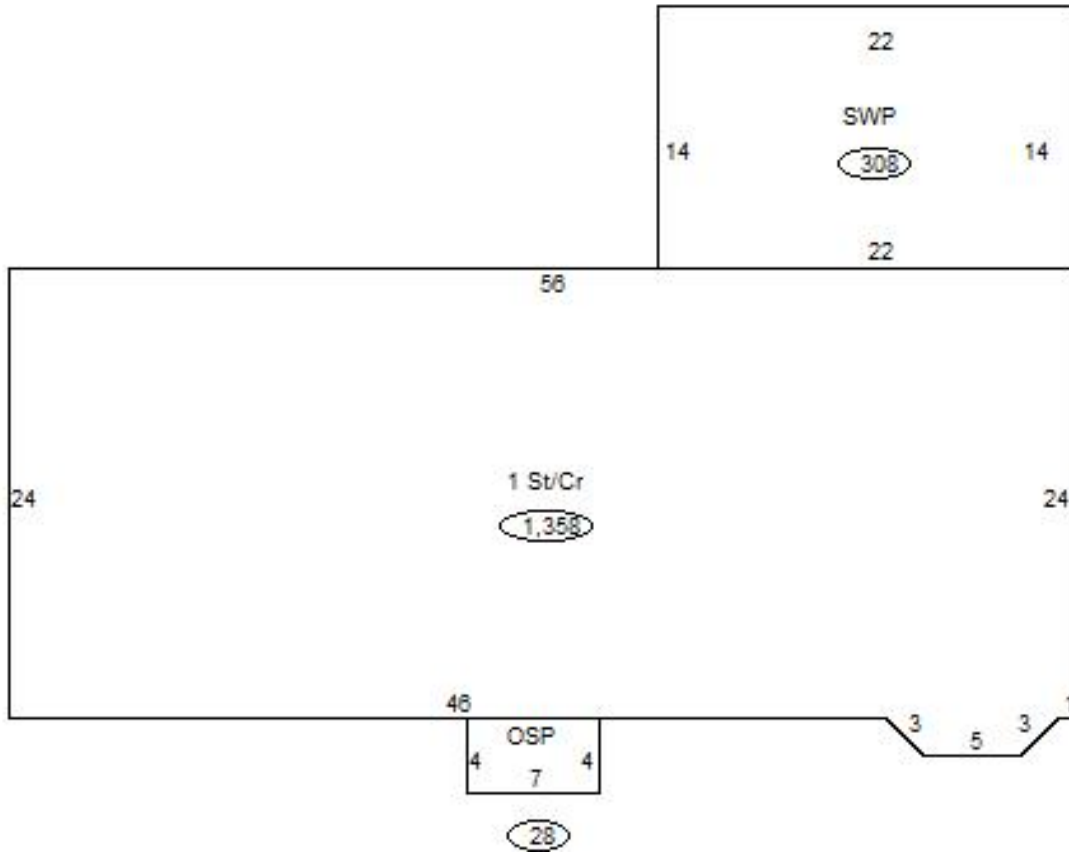
Date 04/16/2026
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Lot Data		Square-Foot - NBHD 1200 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3459							
Topography								
Street Access								
Utilities								
Amenities	LAND QUAL.	0						
		0						
Method	Square-Foot							
Base Lot Value	15,068.00 x 2.99 = 45,017							
Factor Value								
Adjustments	1.0000							
Lot Value	45,017							
Residential Data				660024085_001.JPG 2/21/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,358 / 1,358			Adusted R 0.8445				
Style	100% One Story			Indicated Value 101,594 74.81 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 4				
Bed/F/H Bath	3 / 1.0 / 1.0			Indicated Value 142,100 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 91,147				
Year/Eff Age	1966 / 45			Lot Value 45,017				
Cost Approach		Manual : 01/2025		Indicated Value 136,164 100.27 Per SqFt				
Base Cost	98.19	Total Misc Impr	+ 19,120	Agland Value				
Roofing Adj	+ 4.53	Garage Cost	+ 0	Site Improvements 3,966				
Subfloor Adj	+ 1.19	Total RCN	= 189,889	Total Value 140,130 103.19 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 98,742					
Plumbing Adj	+ 10.37	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 91,147					
Adj Base Cost	= 125.75	Lot Value	+ 45,017					
Total Area	x 1,358	Indicated Value	= 136,164					
Adjusted Cost	= 170,769	Value Per SqFt	100.27					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	59134	22x14		308	61.09		18,816
PATO	SLAB PORCH - OPEN	59135	7x4		28	10.86		304



Sketch Image

660024085



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		13	EPSW	308	1.000	308
2	M	PATO		13	Open Slab	28	1.000	28
3	R	1	Crawl	13	1 St/Cr	1,358	1.000	1,358
Total Building Area						1,358		1,358



Rogers

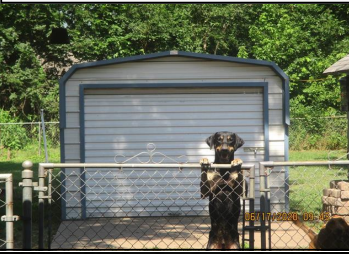


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660024085

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x10x8	Concrete	Formed Metal	100	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (21.62 x 100)		2,162		2,162	411	1,751
	SHDS	Shed - Small	16x10x8	Plank	Composition Shingle	160	
	Qual	2	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (19.51 x 160)		3,122		3,122	1,530	1,592
	CPDT	Carport - Detached	18x20x8	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (5.58 x 360)		2,009		2,009	1,386	623