



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:49:52
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Assessment Data					Primary Image																																																																																																																				
Account 660024132 Parcel ID 000000-00-0-40010-030-0004 Cadastral ID 28-23-15-05210 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 322469 BADEN, JOHN W JR & MARY-CO-TRUSTEES PO BOX 202 OOLOGAH OK 74053-0000 Parcel Location Situs 00205 E ATLAS AVE Subdivision OOLOGAH O T Lot/Block 0004 / 0030 Parcel Size 2 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">06/17/2020 12:49</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-17\IMG_0197.JPG 6/17/2020</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6855	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	29,861.00 x 1.63 = 48,715	
Factor Value		
Adjustments	1.0000	
Lot Value	48,715	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,938 / 1,938
Style	100% One Story
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	620 Attached Garage - Finished
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	207,634	107.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	57,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.87	Total Misc Impr	+	4,016			
Roofing Adj	+ 4.29	Garage Cost	+	20,361			
Subfloor Adj	+ 1.11	Total RCN	=	261,046			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	135,744			
Plumbing Adj	+ 5.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,302			
Adj Base Cost	= 122.12	Lot Value	+	48,715			
Total Area	x 1,938	Indicated Value	=	174,017			
Adjusted Cost	= 236,669	Value Per SqFt		89.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,302		
Lot Value	48,715		
Indicated Value	174,017	89.79	Per SqFt
Agland Value			
Site Improvements	17,340		
Total Value	191,357	98.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59246	21x4		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	116265	6x3		18	24.21		436
PRCH	SLAB PORCH - COVERED	116266	13x5		65	24.06		1,564



Rogers

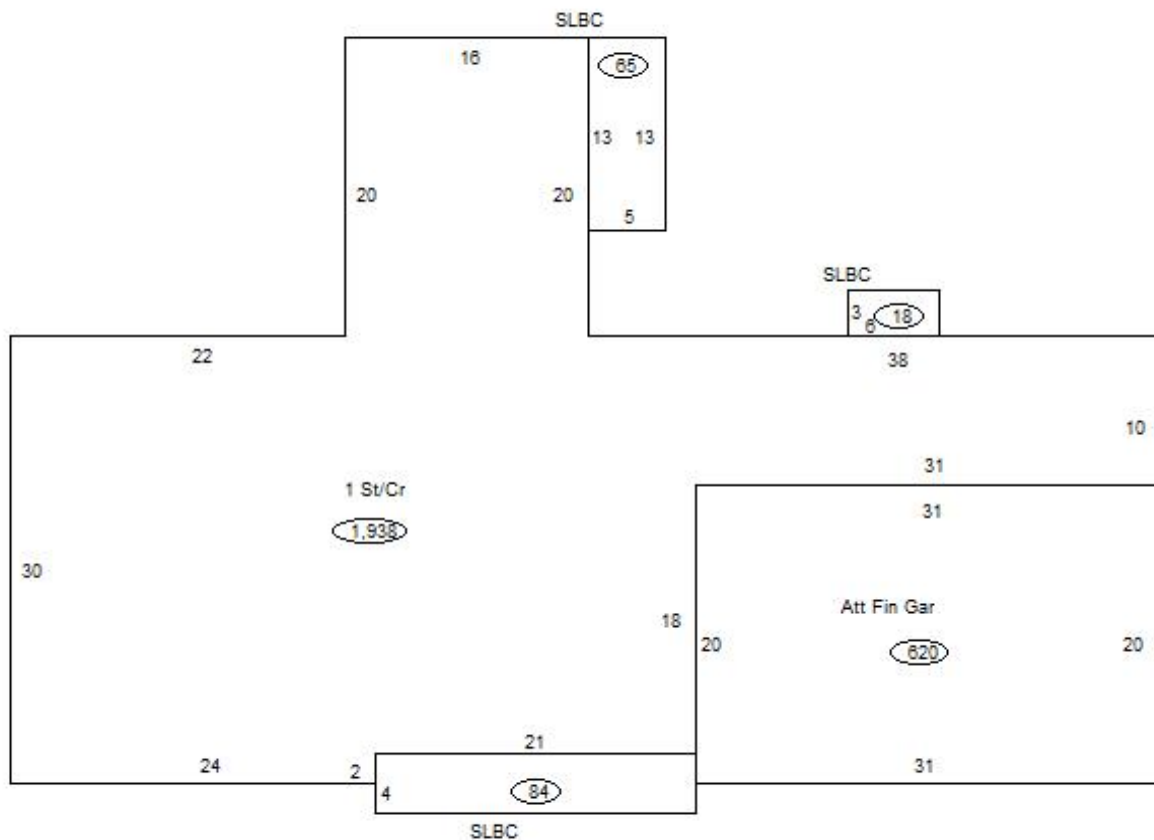
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Sketch Image

660024132



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,938	1.000	1,938
2	G	5		13	Att Fin Gar	620	1.000	620
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	18	1.000	18
5	M	PRCH		13	SLBC	65	1.000	65
Total Building Area						1,938		1,938



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 960) 30,029		Modifier Total	RCN 30,029	Depr (50% Phys/ % Func) 15,015	RCNLD 15,014
	BARN	BARN	0x0x0			888
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 888) 9,306		Modifier Total	RCN 9,306	Depr (75% Phys/ % Func) 6,980	RCNLD 2,326
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD