



# 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> 660024184 <b>Parcel ID</b> 000000-00-0-40020-005-0008 <b>Cadastral ID</b> 28-23-15-05730 <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> 343773 MCBRIDE, JACOB & KAITLYN MCGOVERN  275 W PRICE AVE OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 00275 PRICE <b>Subdivision</b> BRUNSON I <b>Lot/Block</b> 0008 / 0005 <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>\\tsclient\C\Users\CB\Pictures\2020-06-08\IMG_0092.JPG 6/8/2020</p>														
<b>Legal Description</b> Lot/Long: 36.44209640 -95.71225176																			
LOT 8 BLOCK 5 BRUNSON I					<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> </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	No	1,000		/	SHAMBLIN, JODY	02/26/2024	185,000	WG										
H	Homestead	No	1,000		/	FLYNN, DANIEL K	05/15/2022	172,000	WG										
					1257/265	SMITH, PAUL W &	11/03/2000	60,000	No										
					925/339	STALNAKER, GEORGE K	08/16/1993	47,000	Yes										
<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>	2025		<b>Land Value</b>	55,852	55,852	11%	6,144	<b>Assessed</b>	15,746										
<b>Year Frozen</b>	0		<b>Improvements</b>	87,294	87,294		9,602	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	143,146	143,146		15,746	<b>Total Taxable</b>	15,746										
<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	2025-660024184	MCBRIDE, JACOB &			31	141,259	0	15,539	1,681.00										
2024	2024-660024184	MCBRIDE, JACOB			31	105,391	1000	8,988	955.00										
2023	2023-660024184	SHAMBLIN, JODY			31	88,152	1000	8,697	919.00										
2022	2022-660024184	SHAMBLIN, JODY			31	86,826	1000	8,551	899.00										
2021	2021-660024184	FLYNN, DANIEL K			31	93,932	1000	9,333	987.00										
2020	2020-660024184	FLYNN, DANIEL K			31	92,401	1000	9,164	984.00										
2019	2019-660024184	FLYNN, DANIEL K			31	89,962	1000	8,896	938.00										
2018	2018-660024184	FLYNN, DANIEL K			31	92,745	1000	9,202	1,002.00										
2017	2017-660024184	FLYNN, DANIEL K			31	92,015	1000	9,122	1,050.00										
2016	2016-660024184	FLYNN, DANIEL K			31	89,657	1000	8,862	932.00										
2015	2015-660024184	FLYNN, DANIEL K			31	89,382	1000	8,651	860.00										
2014	2014-660024184	FLYNN, DANIEL K			31	90,091	1000	8,370	830.00										
2013	2013-660024184	FLYNN, DANIEL K			31	86,260	1000	8,097	778.00										



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Lot Data		Square-Foot - NBHD 1200 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.3624				
Topography					
Street Access					
Utilities					
Amenities	LAND QUAL.	0	0		
Method	Square-Foot				
Base Lot Value	15,787.00 x 2.86 = 45,197				
Factor Value					
Adjustments	1.2357				
Lot Value	55,852				
<b>Residential Data</b>				<p>\\tsclient\C\Users\CB\Pictures\2020-06-08\IMG_0092.JPG 6/8/2020</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,104 / 1,104			Adusted R 0.8445	
Style	100% One Story			Indicated Value 134,550 121.88 Per SqFt	
HVAC	100% Forced Air Furnace			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,104			Adjustment Model 1 2022 Residential	
Fixture/RghIn	7 /			Comparables 3	
Bed/F/H Bath	3 / 1.0 / 1.0			Indicated Value 105,860 Per SqFt	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	480 Attached Garage - Finished			Selected Approach Cost Approach	
Remodel				Improvements 87,294	
Year/Eff Age	1977 / 37			Lot Value 55,852	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 143,146 129.66 Per SqFt	
Base Cost	104.12	Total Misc Impr	+ 10,951	Agland Value	
Roofing Adj	+ 4.60	Garage Cost	+ 16,646	Site Improvements	
Subfloor Adj	+ -1.21	Total RCN	= 161,656	Total Value 143,146 129.66 Total Value Per SqFt	
Heat/Cool Adj	+ 5.57	Depreciation ( 46%)	- 74,362		
Plumbing Adj	+ 8.35	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 87,294		
Adj Base Cost	= 121.43	Lot Value	+ 55,852		
Total Area	x 1,104	Indicated Value	= 143,146		
Adjusted Cost	= 134,059	Value Per SqFt	129.66		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	59335	18x4		72	24.04	1,731
PRCH	SLAB PORCH - COVERED	59336	20x20		400	23.05	9,220



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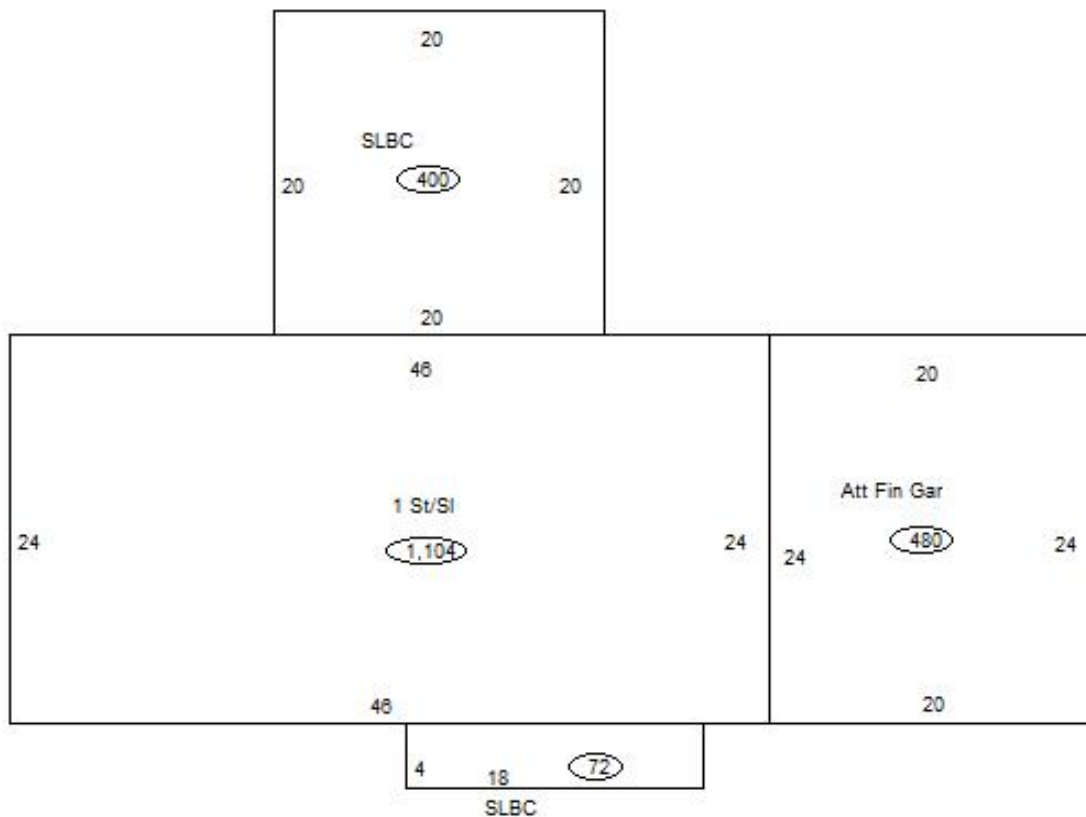
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,104	1.000	1,104
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	400	1.000	400
<b>Total Building Area</b>						1,104		1,104



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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	
<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 )						