



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:50:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024212 Parcel ID 000000-00-0-40030-003-0007 Cadastral ID 28-23-15-06000 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 270416 GAGHINS, STARRIA JEAN 677 S MAPLE ST OOLOGAH OK 74053-0000 Parcel Location Situs 00605 S MAPLE Subdivision BRUNSON II Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.43952439 -95.71077148																																																																																																																									
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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3829	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,678.00 x 2.72 = 45,420	
Factor Value		
Adjustments	1.0000	
Lot Value	45,420	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,382 / 1,382
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,382
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	418 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

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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	157,881	114.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	90,530		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,062		
Lot Value	45,420		
Indicated Value	148,482	107.44	Per SqFt
Agland Value			
Site Improvements	16,305		
Total Value	164,787	119.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.54	Total Misc Impr	+	605			
Roofing Adj	+ 4.52	Garage Cost	+	15,115			
Subfloor Adj	+ -1.20	Total RCN	=	192,630			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	94,389			
Plumbing Adj	+ 6.68	Lump Sums	+	4,821			
Basement Adj	+ 0.00	RCNLD	=	103,062			
Adj Base Cost	= 128.01	Lot Value	+	45,420			
Total Area	x 1,382	Indicated Value	=	148,482			
Adjusted Cost	= 176,910	Value Per SqFt		107.44			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59427	5x5		25	24.19		605
WODO	WOOD DECK - OPEN	59428	30x10		300	16.07		4,821



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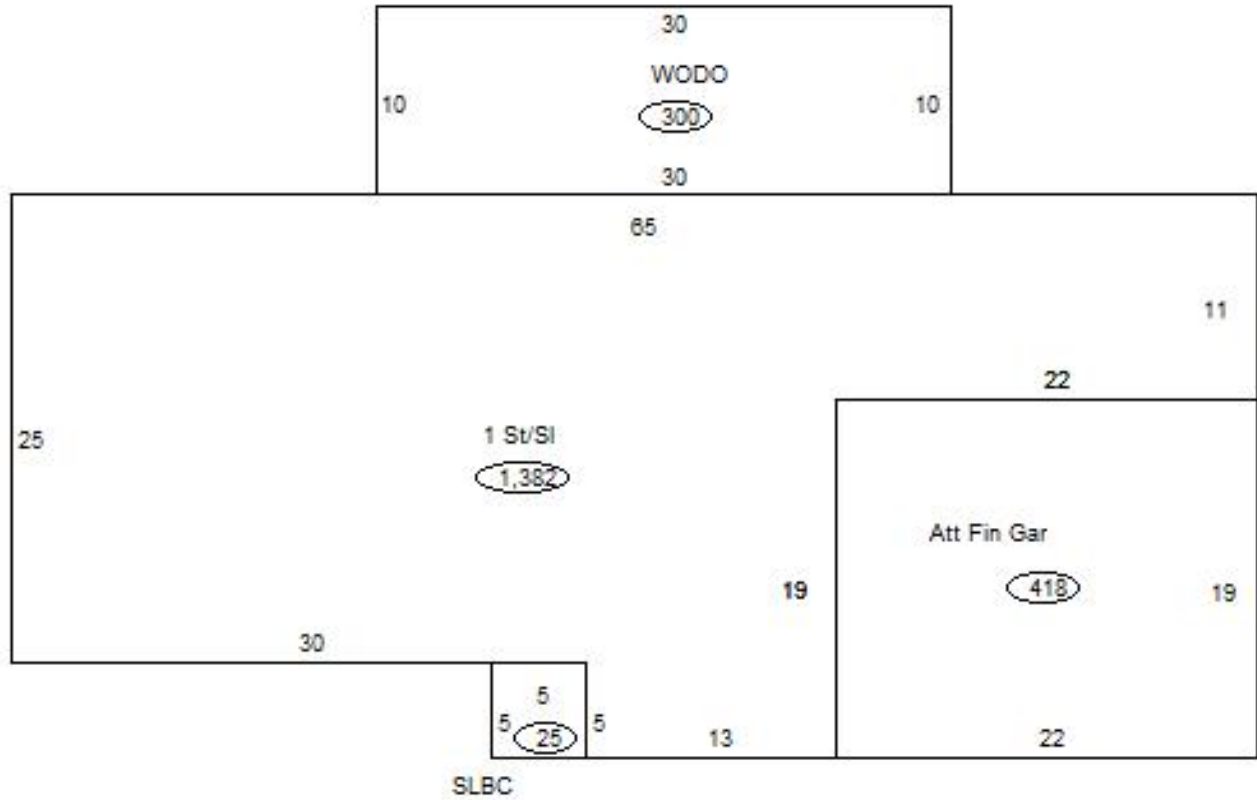
Date 04/16/2026

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Sketch Image

660024212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,382	1.000	1,382
2	G	5		13	Att Fin Gar	418	1.000	418
3	M	PRCH		13	SLBC	25	1.000	25
4	M	WODO		13	WODO	300	1.000	300
Total Building Area						1,382		1,382



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (27.30 x 144)		3,931		3,931	1,454	2,477
	GRDT	Garage - Detached	20x32x8	Concrete	Composition Shingle	640	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (27.70 x 640)		17,728		17,728	3,900	13,828
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.80 x 80)		2,064		2,064	2,064	