



# 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> 660027844 <b>Parcel ID</b> 000000-00-0-00009-001-0005 <b>Cadastral ID</b> 32-22-16-01150 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 287375 HUMPHREY, JON D &  CHRISTIANE PO BOX 1168 OWASSO OK 74055-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0010.JPG 11/22/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 18112 S 4150 RD <b>Subdivision</b> ARROWHEAD ESTATES <b>Lot/Block</b> 0005 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 32 / 22 / 16 / 5 <b>Neighborhood</b> 1148 - R-V01-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34919525 -95.61544985 LOT 5 BLOCK 1 ARROWHEAD ESTATES					<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																																																																																																											
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0487 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,682.00 x 1.49 = 67,920 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 67,920		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,125 / 2,125
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,125
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	158,027 74.37 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	97.62	<b>Total Misc Impr</b>	+ 9,988				
<b>Roofing Adj</b>	+ 4.20	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 262,481				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 123,366				
<b>Plumbing Adj</b>	+ 6.62	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 139,115				
<b>Adj Base Cost</b>	= 118.82	<b>Lot Value</b>	+ 67,920				
<b>Total Area</b>	x 2,125	<b>Indicated Value</b>	= 207,035				
<b>Adjusted Cost</b>	= 252,493	<b>Value Per SqFt</b>	97.43				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	139,115		
<b>Lot Value</b>	67,920		
<b>Indicated Value</b>	207,035	97.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	936		
<b>Total Value</b>	207,971	97.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	67317		152	152	23.75		3,610
PATO	SLAB PORCH - OPEN	67318	12x10		120	10.68		1,282



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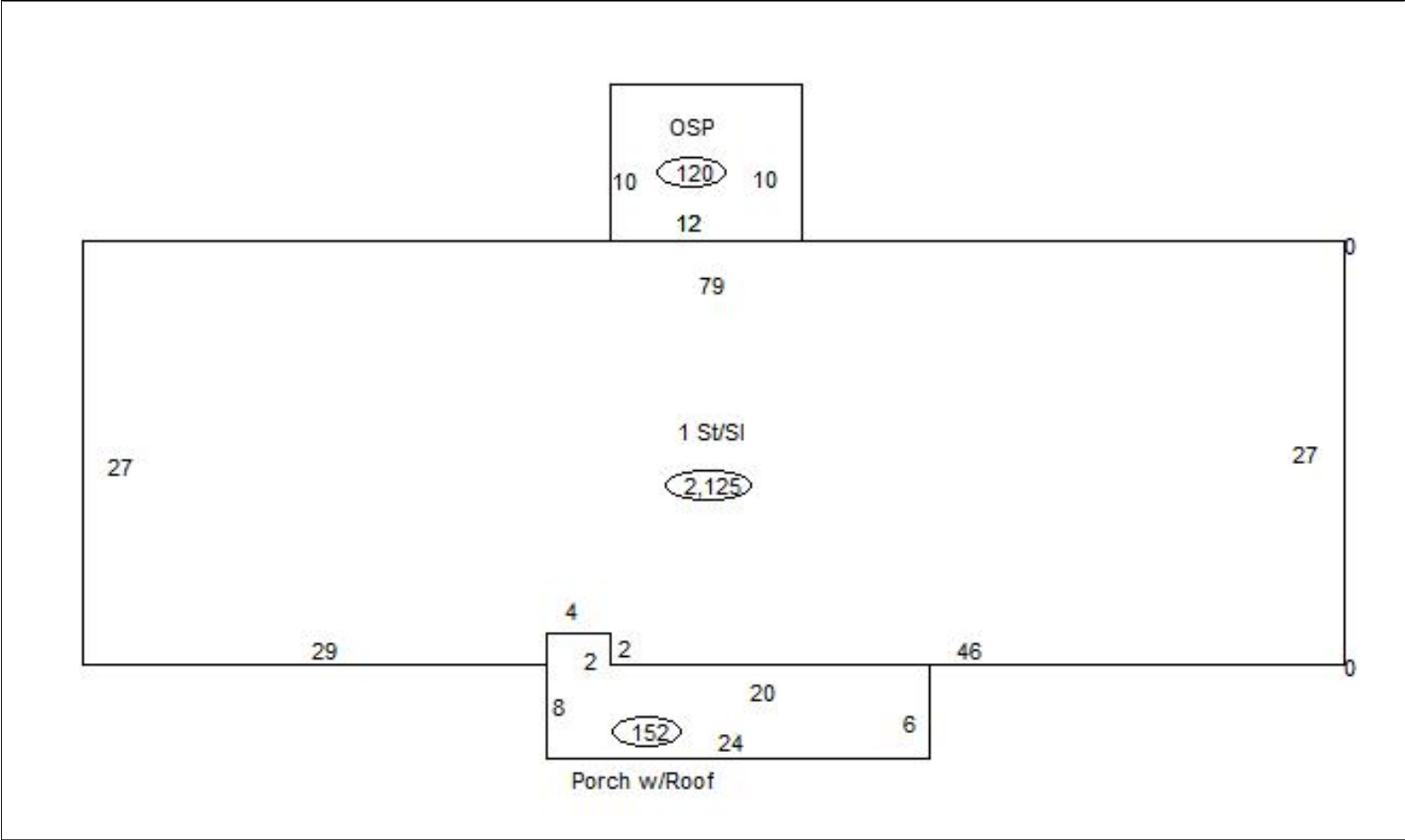
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### Sketch Image

660027844



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,125	1.000	2,125
2	M	PRCH		13	SLBC	152	1.000	152
3	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						2,125		2,125



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			200
	Qual	2	Cond 3	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 200)		936		936	936
	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 )					