



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:21:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028528 <b>Parcel ID</b> 23N15E-33-2-00000-000-0000 <b>Cadastral ID</b> 33-23-15-03800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 322712 SIMPSON, GARY LYNN  12211 S 4095 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 12211 S 4095 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.5 - Acres <b>Sec/Twn/Rng</b> 33 / 23 / 15 / 2 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-29\IMG_0030.JPG 6/29/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.43499442 -95.71412293																																																																																																																									
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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.4569		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	150,584.00 x .54 = 81,416		
Factor Value			
Adjustments	1.0000		
Lot Value	81,416		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	81,416
Indicated Value	81,416
Agland Value	0.00 Per SqFt
Site Improvements	4,800
Total Value	86,216 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 81,416
Total Area	x	Indicated Value	= 81,416
Adjusted Cost	= 0	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER		1		1	0.00		



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable	20x20x8	Base	Galvanized Metal	400	
	Qual	3.5	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.19 x 400)	2,076		2,076	1,100	976
	SHDS	Shed - Small	22x16x6	Plank	Composition Shingle	352	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.63 x 352)	7,966		7,966	4,142	3,824



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 66 x 14
Condition	1.8 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	924 / 924
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 45

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	33.34	Total Misc Impr	+	4,143			
Roofing Adj	+ 2.76	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	48,985			
Heat/Cool Adj	+ 4.31	Depreciation ( 80%)	-	39,188			
Plumbing Adj	+ 8.12	Lump Sums	+	2,314			
Basement Adj	+ 0.00	RCNLD	=	12,111			
Adj Base Cost	= 48.53	Lot Value	+				
Total Area	x 924	Indicated Value	=	12,111			
Adjusted Cost	= 44,842	Value Per SqFt		13.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	12,111		
Lot Value			
Indicated Value	12,111	13.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	12,111	13.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132136	16x7		112	41.32	50%	2,314
EPSW	ENCLOSED PORCH - SOLID WALL	132137	16x7		112	36.99		4,143



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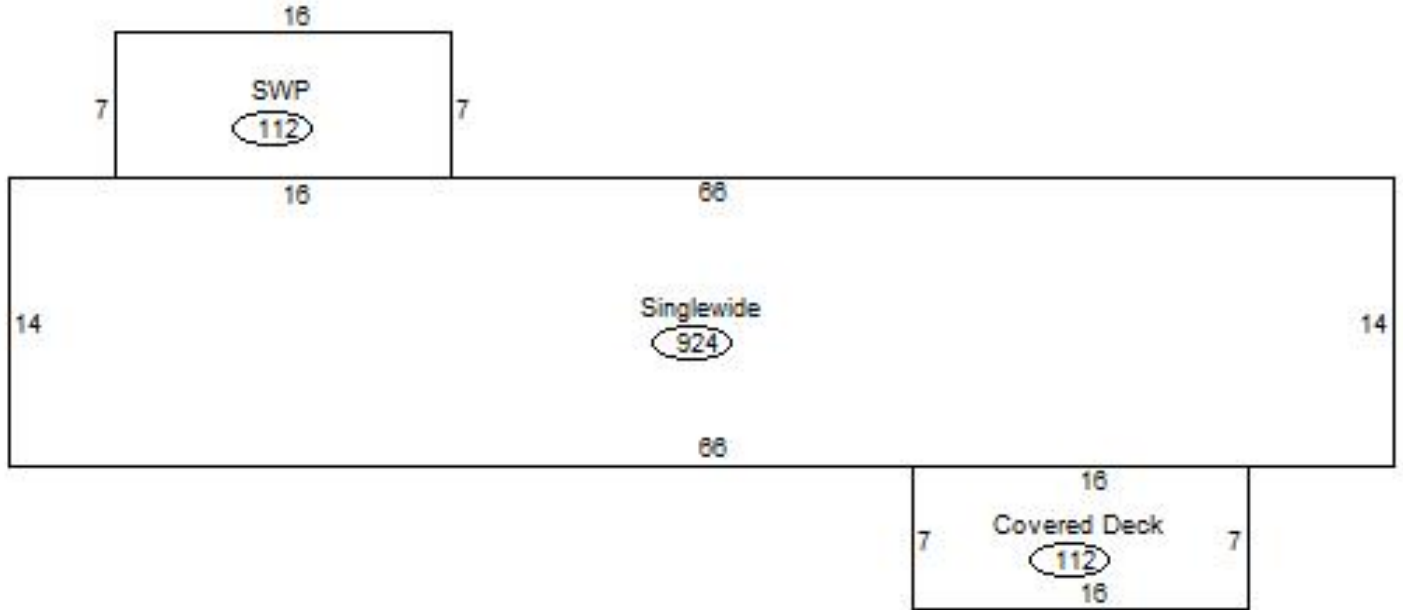
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	924	1.000	924
2	M	WODC		13	WODC	112	1.000	112
3	M	EPSW		13	EPSW	112	1.000	112
<b>Total Building Area</b>						924		924