



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account 660029688 Parcel ID 23N14E-34-1-00000-000-0000 Cadastral ID 34-23-14-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 210294 BLEVINS, CARMEN A & NICHOLAS E TRUSTEES 12400 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 12400 S 4050 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 34 / 23 / 14 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>660029688_005.JPG 5/6/2024</p>				
Legal Description Lat/Long: 36.43262773 -95.80224059									
W2 SW NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R13	R13-POSS NEW ADDITION TO SFR	03/2012	07/2012	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	0	Land Value	3,946	2,778	11%	306	Assessed	5,499	594.89
Year Frozen	2005	Improvements	67,067	47,208		5,193	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	71,013	49,986		5,499	Total Taxable	4,499	501.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029688	BLEVINS, CARMEN A &			10	72,592	1000	4,499	501.00
2024	2024-660029688	BLEVINS, CARMEN A &			10	82,916	1000	4,499	485.00
2023	2023-660029688	BLEVINS, CARMEN A &			10	71,227	1000	4,499	482.00
2022	2022-660029688	BLEVINS, CARMEN A &			10	71,227	1000	4,499	479.00
2021	2021-660029688	BLEVINS, CARMEN A &			10	52,092	1000	4,498	483.00
2020	2020-660029688	BLEVINS, CARMEN A &			10	52,805	1000	4,499	490.00
2019	2019-660029688	BLEVINS, CARMEN A &			10	49,986	1000	4,498	481.00
2018	2018-660029688	BLEVINS, CARMEN A &			10	58,394	1000	4,760	525.00
2017	2017-660029688	BLEVINS, CARMEN A &			10	57,792	1000	4,760	554.00
2016	2016-660029688	BLEVINS, CARMEN A &			10	52,368	1000	4,760	507.00
2015	2015-660029688	BLEVINS, CARMEN A &			10	57,000	1000	5,270	529.00
2014	2014-660029688	BLEVINS, CARMEN A &			10	60,496	1000	5,619	562.00
2013	2013-660029688	BLEVINS, CARMEN A &			10	60,170	1000	5,619	543.00



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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,459 / 2,459
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 71

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	78.03	Total Misc Impr	+ 12,020	Roofing Adj	+ 3.54	Garage Cost	+ 0
Subfloor Adj	+ 2.17	Total RCN	= 257,527	Heat/Cool Adj	+ 9.89	Depreciation (76%)	- 195,721
Plumbing Adj	+ 6.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 61,806
Adj Base Cost	= 99.84	Lot Value	+ 0	Total Area	x 2,459	Indicated Value	= 61,806
		Value Per SqFt	25.13	Adjusted Cost	= 245,507		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,806		
Lot Value			
Indicated Value	61,806	25.13	Per SqFt
Agland Value	3,946		
Site Improvements	5,261		
Total Value	71,013	28.88	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	4,394.05		4,394
EPSW	ENCLOSED PORCH - SOLID WALL	71315	12x12		144	52.96		7,626



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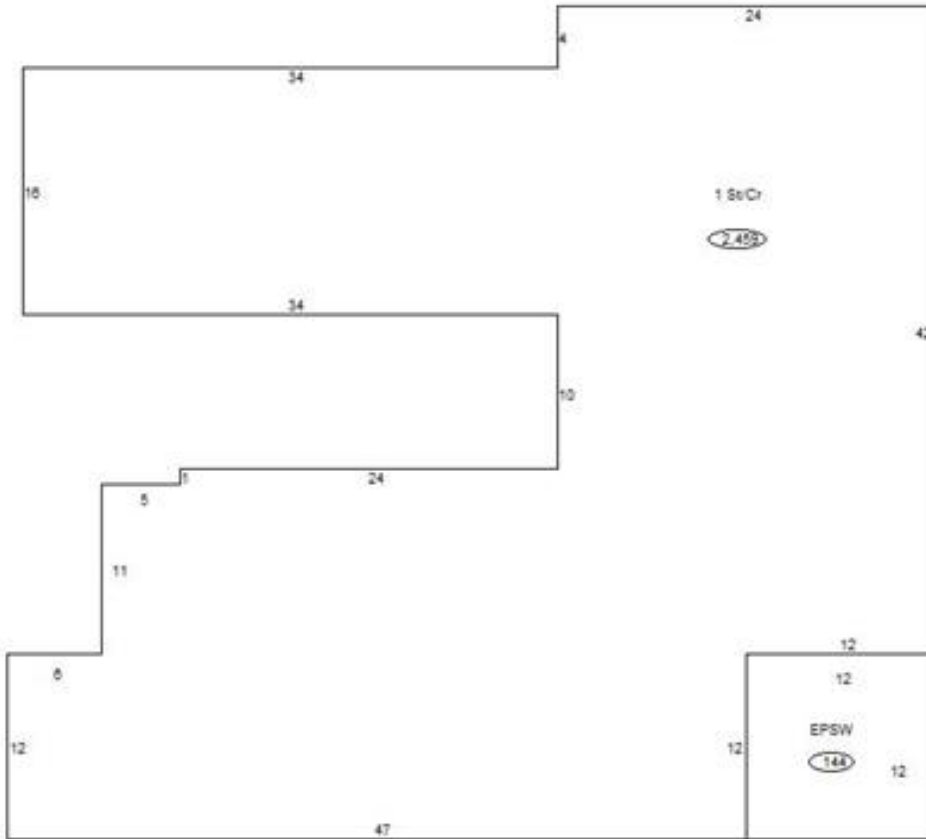
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		10	EPSW	144	1.000	144
2	R	1	Crawl	10	1 St/Cr	2,459	1.000	2,459
Total Building Area						2,459		2,459



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN BARN		0x0x0			600	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 600)		6,288		6,288	5,345	943
	BARN BARN		0x0x0			3,016	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (8.46 x 3,016)		25,515		25,515	21,688	3,827
	LF LOAFING SHED		0x0x0			768	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 768)		3,272		3,272	2,781	491
	STF STG FAIR		0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
TMBR Totals						2.000			169	169
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	1.000	142	142	142	142
VE	VERDIGRIS CLAY LOAM	NTV PST	90		0	8.000	216	216	1,728	1,728
NTV PST Totals						9.000			1,870	1,870
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	3.000	165	165	496	496
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	6.000	235	235	1,411	1,411
IMP PST Totals						9.000			1,907	1,907
Total Agland						20.000			3,946	3,946