



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:24:17  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030720 <b>Parcel ID</b> 22N15E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-22-15-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 285885 SULLIVAN, LARRY E & CONNIE L  REVOCABLE TRUST 9482 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 08655 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 50 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 15 / 4 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33817843 -95.67145935																																																																																																																									
<b>SE SE &amp; E2 E2 SW SE</b>					<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>R20</td> <td>R22- FLOOD DAMAGE AND REPAIR</td> <td>06/2019</td> <td>07/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- FLOOD DAMAGE AND REPAIR	06/2019	07/2021																																																																																																							
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Lot Data		Units-Buildable - UNPLATTED (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	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	928 / 928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

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	99.12	Total Misc Impr	+	3,436	
Roofing Adj	+ 4.41	Garage Cost	+	9,184	
Subfloor Adj	+ 2.55	Total RCN	=	125,632	
Heat/Cool Adj	+ 10.30	Depreciation ( 20%)	-	25,126	
Plumbing Adj	+ 5.40	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	100,506	
Adj Base Cost	= 121.78	Lot Value	+		
Total Area	x 928	Indicated Value	=	100,506	
Adjusted Cost	= 113,012	Value Per SqFt		108.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,506		
Lot Value			
Indicated Value	100,506	108.30	Per SqFt
Agland Value	5,110		
Site Improvements	19,683		
Total Value	225,805	243.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72836	16x6		96	20.99		2,015
PATO	SLAB PORCH - OPEN	72837	12x12		144	9.87		1,421



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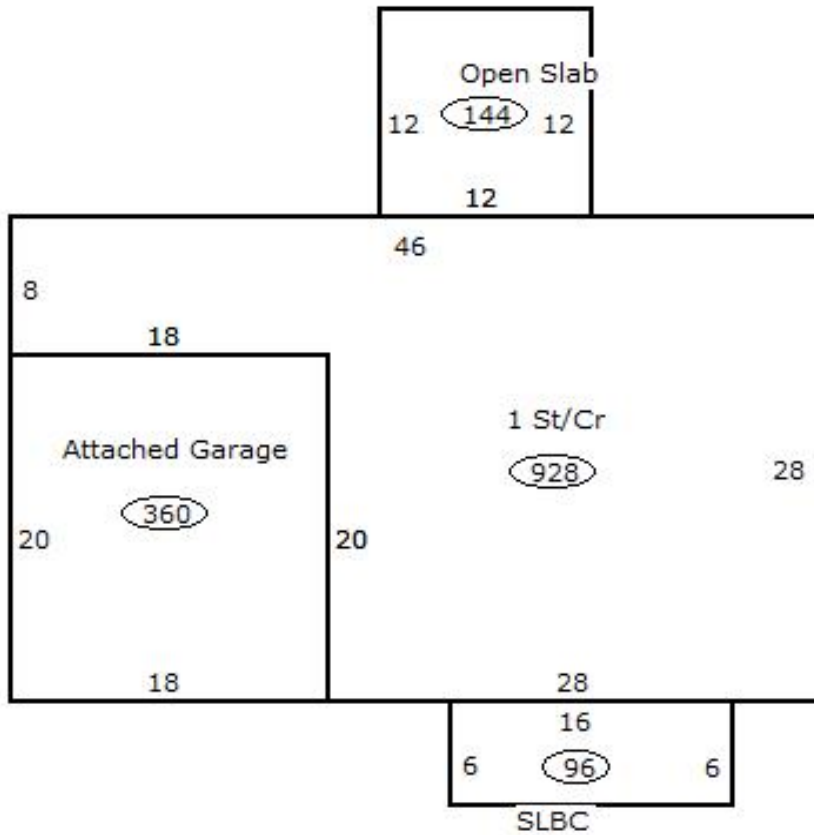
Date 04/18/2026

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### Sketch Image

660030720



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	928	1.000	928
2	G	1		13	Attached Garage	360	1.000	360
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>928</b>		<b>928</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,600
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.25 x 3,600)	29,700		29,700	16,335	13,365
	STF	STG FAIR	0x0x0			2,700
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 2,700)	12,636		12,636	6,318	6,318
	STF	STG FAIR	0x0x0			140
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 140)	655		655	655	



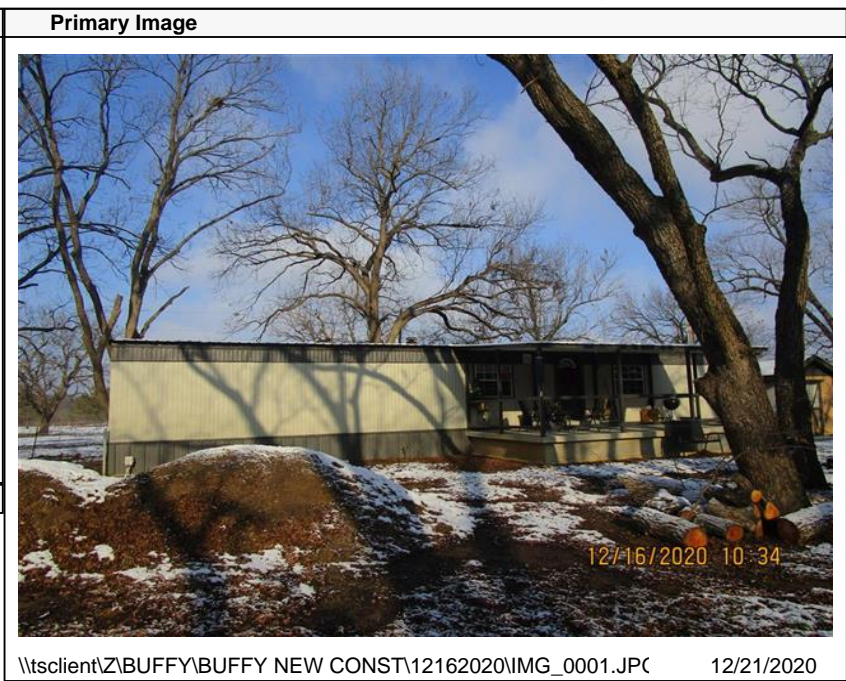
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 66 x 14
Condition	1.8 - Low
Quality	1.8 - Low
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	RMA -
Year/Eff Age	1976 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	32.57	Total Misc Impr	+	0	
Roofing Adj	+ 2.68	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	43,483	
Heat/Cool Adj	+ 4.18	Depreciation ( 71%)	-	30,873	
Plumbing Adj	+ 7.63	Lump Sums	+	5,687	
Basement Adj	+ 0.00	RCNLD	=	18,297	
Adj Base Cost	= 47.06	Lot Value	+		
Total Area	x 924	Indicated Value	=	18,297	
Adjusted Cost	= 43,483	Value Per SqFt		19.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,297		
Lot Value			
Indicated Value	18,297	19.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	18,297	19.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	148132	22x12		264	28.72	25%	5,687



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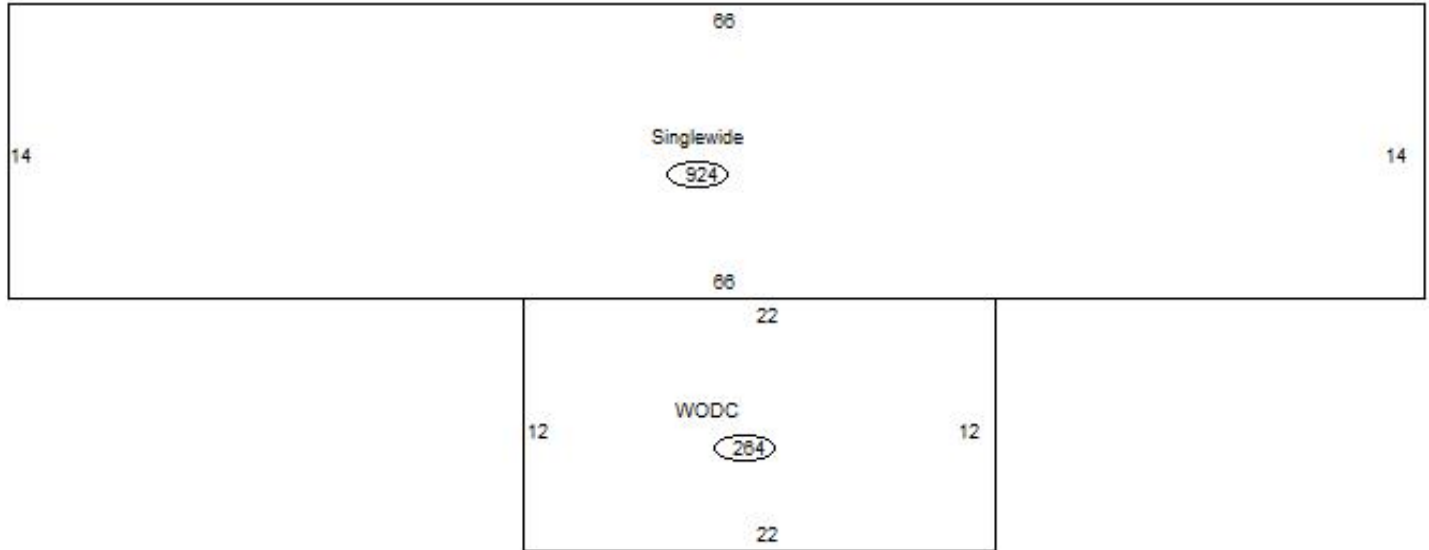
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### Sketch Image

660030720



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	924	1.000	924
2	M	WODC		10	WODC	264	1.000	264
<b>Total Building Area</b>						924		924



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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 48 x 24
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,152 / 1,152
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 43

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	52.52	Total Misc Impr	+ 14,072				
Roofing Adj	+ 2.52	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 88,964				
Heat/Cool Adj	+ 3.46	Depreciation ( 80%)	- 71,171				
Plumbing Adj	+ 6.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 17,793				
Adj Base Cost	= 65.01	Lot Value	+ 0				
Total Area	x 1,152	Indicated Value	= 17,793				
Adjusted Cost	= 74,892	Value Per SqFt	15.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,793		
Lot Value			
Indicated Value	17,793	15.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,793	15.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49237	20x8		160	13.99		2,238
EPSW	ENCLOSED PORCH - SOLID WALL	138042	16x16		256	36.39		9,316
PATO	Slab Porch - Open	150971	20x16		320	7.87		2,518



# Rogers

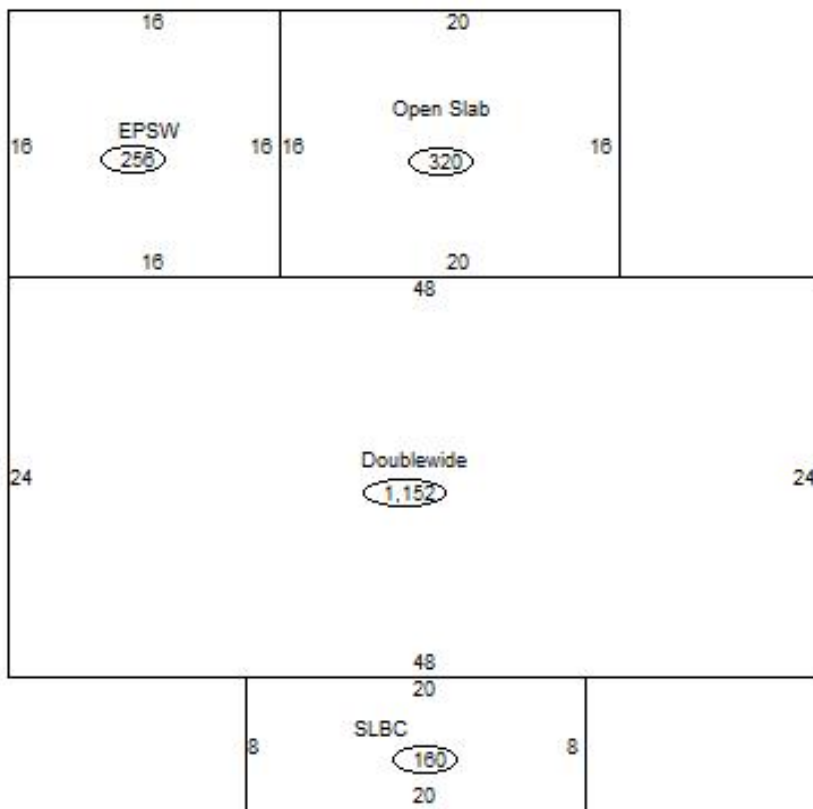
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Sketch Image

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Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	160	1.000	160
2	R	14		13	Doublewide	1,152	1.000	1,152
3	M	EPSW		13	EPSW	256	1.000	256
4	M	PATO		13	Open Slab	320	1.000	320
<b>Total Building Area</b>						1,152		1,152



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:24:18  
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### Agland Inventory

660030720

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			44.422	104	104	4,638	4,638
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.578	85	85	472	472
<b>TMBR Totals</b>						50.000			5,110	5,110
<b>Total Agland</b>						50.000			5,110	5,110