



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:48:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030723 <b>Parcel ID</b> 22N15E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-22-15-00900 <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> 08611 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 15 / 4 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (99)\IMG_0029.JPG 8/17/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33817106 -95.67595200 W2 SW SE & W2 E2 SW SE.																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
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								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	2 / /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	3,828			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	3,828 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p style="text-align: right; color: orange;">08/17/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (99)\IMG_0029.JPG      8/17/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	980 / 980
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 46

Cost Approach				Manual : 01/2025			
Base Cost	94.12	Total Misc Impr	+ 3,326				
Roofing Adj	+ 4.98	Garage Cost	+ 6,962				
Subfloor Adj	+ 2.44	Total RCN	= 124,899				
Heat/Cool Adj	+ 10.30	Depreciation ( 55%)	- 68,694				
Plumbing Adj	+ 5.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 56,205				
Adj Base Cost	= 116.95	Lot Value	+ 56,205				
Total Area	x 980	Indicated Value	= 56,205				
Adjusted Cost	= 114,611	Value Per SqFt	57.35				

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	71,348      72.80 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	56,205
Lot Value	
Indicated Value	56,205      57.35 Per SqFt
Agland Value	
Site Improvements	
Total Value	56,205      57.35 Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72847	20x8		160	20.79		3,326



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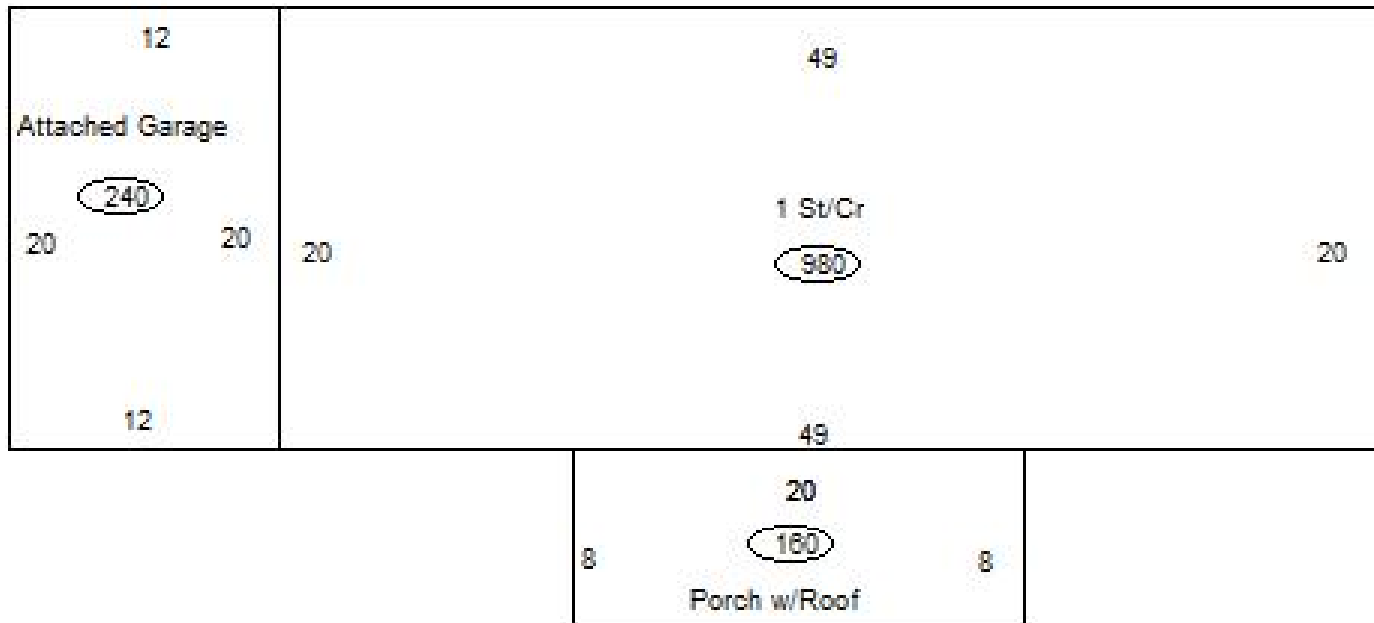
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	980	1.000	980
2	M	PRCH		13	SLBC	160	1.000	160
3	G	1		13	Attached Garage	240	1.000	240
<b>Total Building Area</b>						980		980



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	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 (3.50 x )				
	STF	STG FAIR	0x0x0			
	Qual	Cond	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 )				



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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
OS	OSAGE CLAY	TMBR	58			10.000	104	104	1,044	1,044
<b>TMBR Totals</b>						10.000			1,044	1,044
OS	OSAGE CLAY	NTV PST	58			20.000	139	139	2,784	2,784
<b>NTV PST Totals</b>						20.000			2,784	2,784
<b>Total Agland</b>						30.000			3,828	3,828