



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 16:44:44

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Assessment Data					Primary Image																																																																																																																				
Account 660030806 Parcel ID 23N14E-35-2-00000-000-0000 Cadastral ID 35-23-14-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 342466 SMITH, JEREMY T & DONITIA A REVOCABLE LIVING TRUST 2190 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 02190 E 400 RD Subdivision Lot/Block / Parcel Size 26.44 - Acres Sec/Twn/Rng 35 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 <p>660030806_006.JPG 6/17/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.43610886 -95.79293891 BEG NW/C NW NW; N88-49-22E ALG N/L 710.39'; S01-22-39E 545'; N88-49-22E 280'; S01-22-39E 772.31' TO S/L SD NW NW; N01-23-00W 1316 80' TO POB.																																																																																																																									
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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	



660030806_001.JPG

6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	650 / 650
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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	95.29	Total Misc Impr	+	1,023	
Roofing Adj	+ 4.58	Garage Cost	+		
Subfloor Adj	+ 2.92	Total RCN	=	75,448	
Heat/Cool Adj	+ 4.61	Depreciation (80%)	-	60,358	
Plumbing Adj	+ 7.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	15,090	
Adj Base Cost	= 114.50	Lot Value	+		
Total Area	x 650	Indicated Value	=	15,090	
Adjusted Cost	= 74,425	Value Per SqFt		23.22	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,090		
Lot Value			
Indicated Value	15,090	23.22	Per SqFt
Agland Value	3,568		
Site Improvements	6,208		
Total Value	24,866	38.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115596	8x7		56	18.27		1,023



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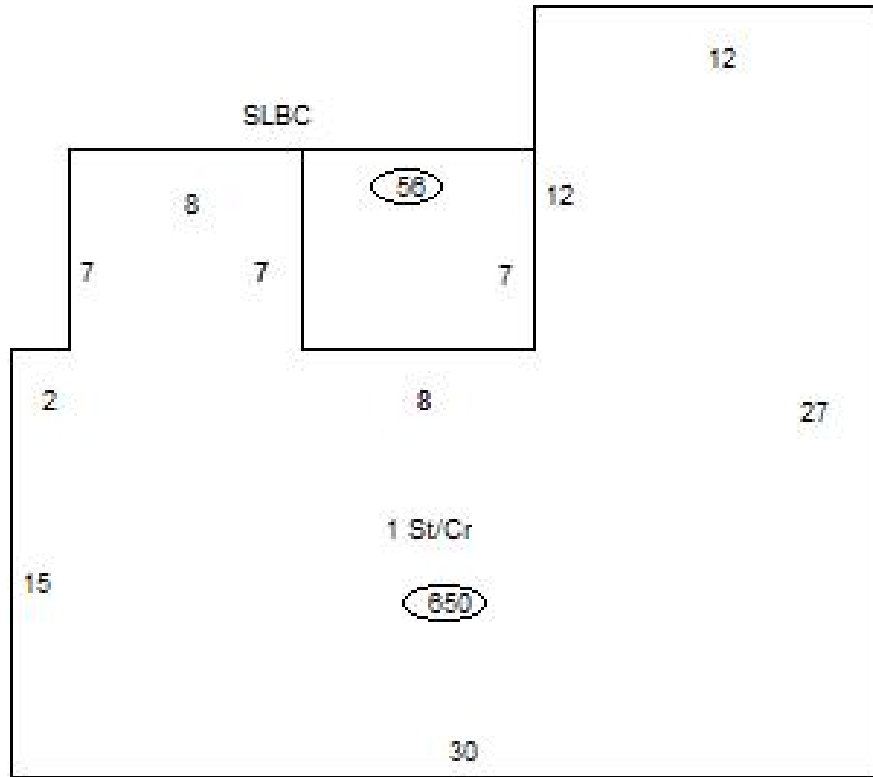
Date 04/17/2026

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Sketch Image

660030806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	650	1.000	650
2	M	PRCH		10	SLBC	56	1.000	56
Total Building Area						650		650



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x20x10	Concrete	Formed Metal	400
	Qual 4	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (16.00 x 400)		6,400		6,400 192		6,208




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

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,405 / 2,405
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,405
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	434,884	180.82	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.88	Total Misc Impr	+ 20,398
Roofing Adj	+ 4.53	Garage Cost	+ 20,944
Subfloor Adj	+ -2.19	Total RCN	= 342,713
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 47,980
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 294,733
Adj Base Cost	= 125.31	Lot Value	+ 294,733
Total Area	x 2,405	Indicated Value	= 294,733
Adjusted Cost	= 301,371	Value Per SqFt	122.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,733		
Lot Value			
Indicated Value	294,733	122.55	Per SqFt
Agland Value			
Site Improvements	135,843		
Total Value	430,576	179.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	122875	25x6		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	122876	344		344	25.85		8,892
PRCH	SLAB PORCH - COVERED	122877	12x6		72	26.70		1,922



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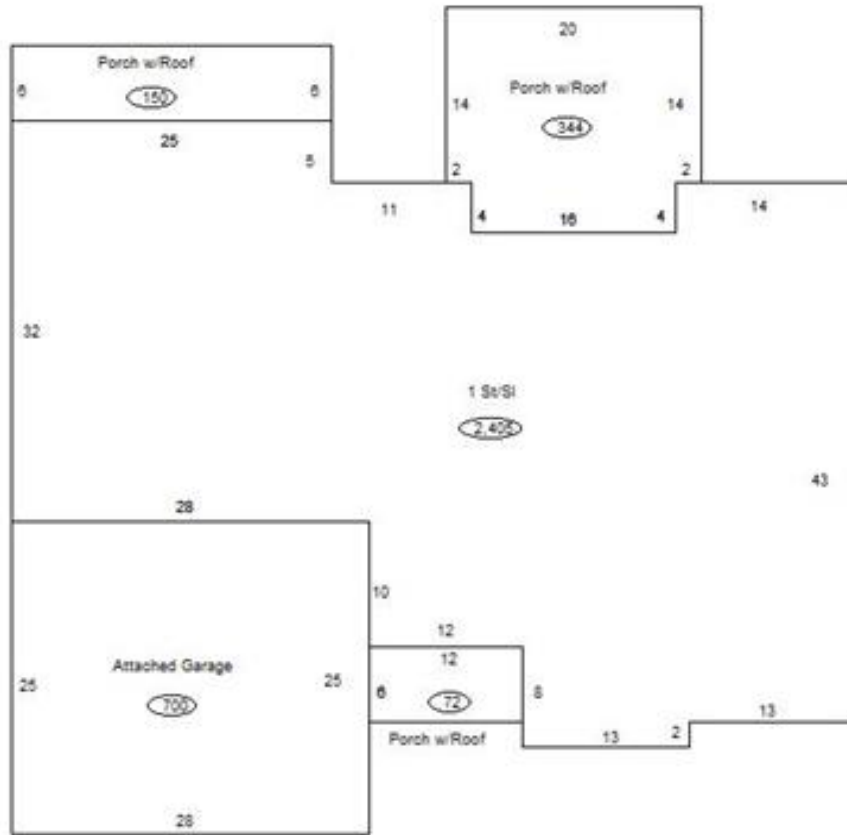
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Sketch Image

660030806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,405	1.000	2,405
2	G	1		13	Attached Garage	700	1.000	700
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PRCH		13	SLBC	344	1.000	344
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,405		2,405



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Outbuildings/Site Improvements

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	LNT0	Lean To - Attached	60x20x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (7.47 x 1,200)	8,964		8,964	1,076	7,888
	UTIL	Shop Building	40x20x10	Concrete	Formed Metal	800
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 800)	25,488		25,488	765	24,723
	PRCH	Porch	20x10x10	Concrete		200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.30 x 200)	5,260		5,260	526	4,734
	PRCH	Porch	10x20x10	Concrete		200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.30 x 200)	5,260		5,260	526	4,734
	BARN	Barn	60x30x12	Gravel		1,800
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (10.32 x 1,800)	18,576		18,576	6,130	12,446
	LF	LOAFING SHED	12x20x0			240
	Qual 3	Cond 3	Year 2016	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)	1,022		1,022		1,022
	RPH	Res. Pool House	32x12x8	Concrete		384
	Qual 4	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (30.00 x 384)	11,520		11,520	1,152	10,368



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	26x32x8	Concrete	Composition Shingle	832
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 832)		31,583		31,583	4,737
	PRCH	Porch	22x12x8	Concrete		384
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (31.67 x 384)		12,161		12,161	5,351
	PRCH	Porch	22x12x8	Concrete		264
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (32.05 x 264)		8,461		8,461	3,723
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	
	LF	LOAFING SHED	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 360)		1,534		1,534	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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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	13.700	85	85	1,159	1,159
TMBR Totals						13.700			1,159	1,159
VE	VERDIGRIS CLAY LOAM	NTV PST	90		0	6.000	216	216	1,296	1,296
NTV PST Totals						6.000			1,296	1,296
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			6.740	165	165	1,113	1,113
IMP PST Totals						6.740			1,113	1,113
Total Agland						26.440			3,568	3,568