




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:07:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660032078 Parcel ID 23N14E-36-3-00000-000-0000 Cadastral ID 36-23-14-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345906 MORGAN, BILLY R JR & ANGELA S REVOCABLE TRUST 12201 S 4060 RD OOLOGAH OK 74053-0000					 <p>660032078 07/02/24</p> <p>660032078_005.JPG 7/9/2024</p>																																																																																																																				
Parcel Location Situs 12201 S 4060 RD Subdivision Lot/Block / Parcel Size 60.95 - Acres Sec/Twn/Rng 36 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43359050 -95.77408951					Building Permits <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>R5</td> <td>R5 PARENT SPLIT</td> <td>03/2004</td> <td>02/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	R5 PARENT SPLIT	03/2004	02/2005																																																																																																							
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Date 04/17/2026
Time 06:07:05
Page 2

Lot Data Units-Buildable - OOLOGAH RURAL (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		<p>660032078_005.JPG 7/9/2024</p>	
Residential Data			
Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 1,700 / 1,700 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,700 Fixture/RghIn 11 / Bed/F/H Bath 2 / 2.0 / Basement Area Garage Type 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 A Adam Test Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 89.82 Roofing Adj + 3.70 Subfloor Adj + 0.00 Heat/Cool Adj + 10.30 Plumbing Adj + 7.44 Basement Adj + 0.00 Adj Base Cost = 111.26 Total Area x 1,700 Adjusted Cost = 189,142	Total Misc Impr + 18,876 Garage Cost + Total RCN = 208,018 Depreciation (20%) - 41,604 Lump Sums + 0 RCNLD = 166,414 Lot Value + Indicated Value = 166,414 Value Per SqFt 97.89	Selected Approach Cost Approach Improvements 166,414 Lot Value Indicated Value 166,414 97.89 Per SqFt Aground Value 13,697 Site Improvements 84,915 Total Value 265,026 155.90 Total Value Per SqFt	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	76735	16x14		224	20.59	4,612
PRCH	SLAB PORCH - COVERED	76736	736		736	19.38	14,264



Rogers

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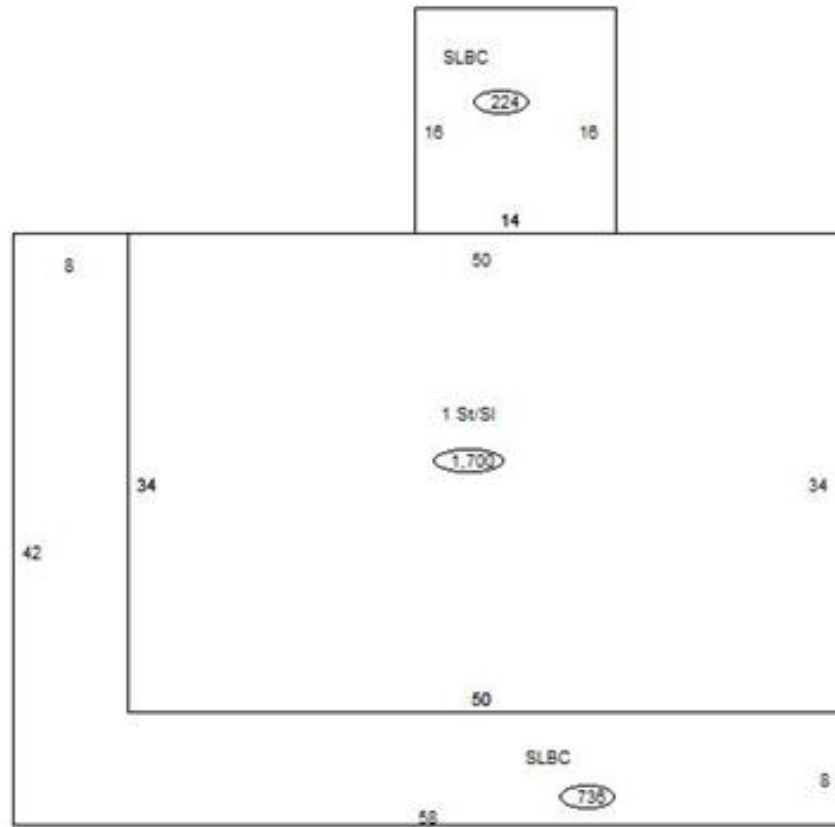
Date 04/17/2026

Time 06:07:05

Page 3

Sketch Image

660032078



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,700	1.000	1,700
2	M	PRCH		10	SLBC	224	1.000	224
3	M	PRCH		10	SLBC	736	1.000	736
Total Building Area						1,700		1,700



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 Time 06:07:05
 Page 4

660032078

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 480)	15,014		15,014	8,258	6,756
	LT	LEAN-TO	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 600)	1,752		1,752	350	1,402
	LT	LEAN-TO	0x0x0			750
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 750)	2,190		2,190	438	1,752
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (27.99 x 2,000)	55,980		55,980	11,196	44,784
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.48 x 1,200)	37,776		37,776	7,555	30,221



Rogers

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Date 04/17/2026
Time 06:07:06
Page 5

Agland Inventory

660032078

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			4.000	84	84	336	336
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.000	224	224	672	672
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			53.950	235	235	12,689	12,689
IMP PST Totals						60.950			13,697	13,697
Total Agland						60.950			13,697	13,697