



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 660061467 Parcel ID 23N15E-14-2-00000-000-0000 Cadastral ID 14-23-15-00220 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333068 RYSER, TONY A & KATHRYN L FAMILY REVOCABLE TRUST 9321 S 4110 RD OOLOGAH OK 74053-0000 Parcel Location Situs 09321 S 4110 RD Subdivision Lot/Block / Parcel Size 10.25 - Acres Sec/Twn/Rng 14 / 23 / 15 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-05-18\IMG_0114.JPG 5/18/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.47677235 -95.68552810 NW SW NW AND TR DESC AS BEG SW/C SW NW NW; N00.0552W 21 30'; N89.5947E 495'; S00.0852E 24'; S89.4128W 495' 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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,096 / 2,096
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,096
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1997 / 22

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	98.13	Total Misc Impr	+	2,895
Roofing Adj	+ 4.65	Garage Cost	+	22,280
Subfloor Adj	+ -2.19	Total RCN	=	272,671
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	70,894
Plumbing Adj	+ 4.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	201,777
Adj Base Cost	= 118.08	Lot Value	+	
Total Area	x 2,096	Indicated Value	=	201,777
Adjusted Cost	= 247,496	Value Per SqFt		96.27

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	201,777		
Lot Value			
Indicated Value	201,777	96.27	Per SqFt
Agland Value	1,985		
Site Improvements	62,289		
Total Value	266,051	126.93	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80321	10x4		40	26.80		1,072
PATO	SLAB PORCH - OPEN	146186	14x12		168	10.85		1,823



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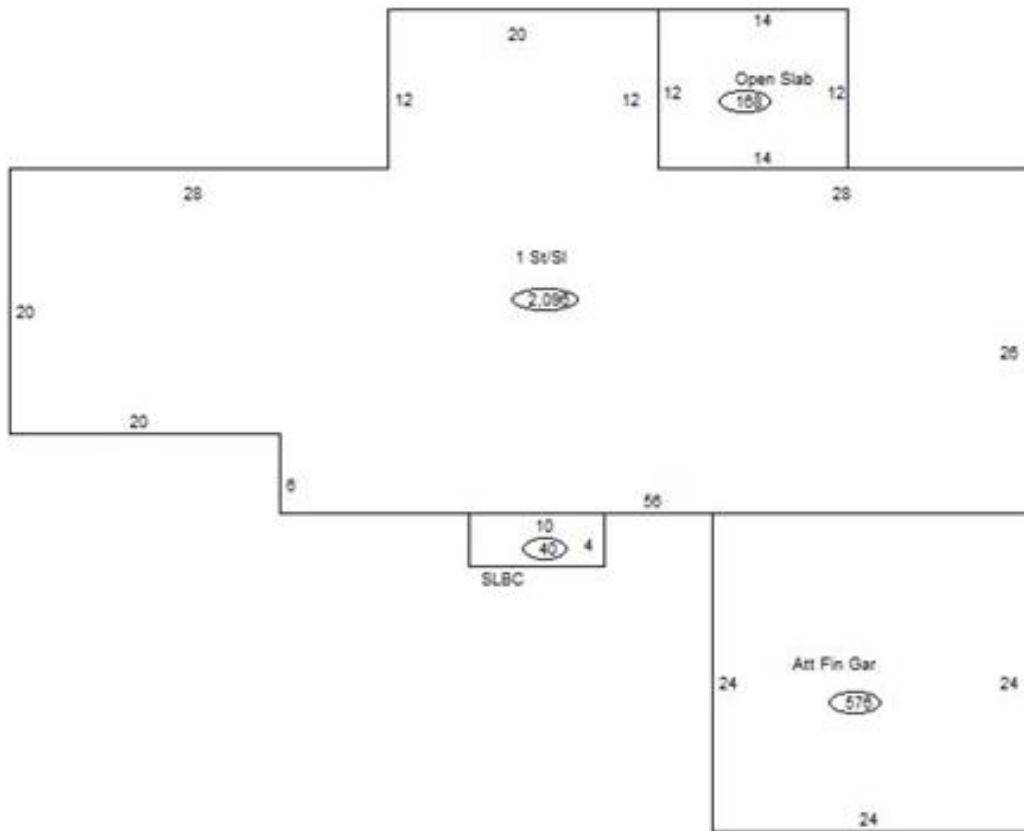
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5	Slab	13	Att Fin Gar	576	1.000	576
2	M	PRCH		13	SLBC	40	1.000	40
3	R	1	Slab	13	1 St/SI	2,096	1.000	2,096
4	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						2,096		2,096



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x36x12	Concrete	Formed Metal	1,080
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary Base Cost (31.26 x 1,080) 33,761		Modifier Total	RCN	Depr (5% Phys/ 0% Func)	RCNLD
				33,761	1,688	32,073
	LNT0	Lean To - Attached	10x36x10	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary Base Cost (13.87 x 360) 4,993		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
				4,993	2,497	2,496
	UTIL	Shop Building	30x40x8	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (30.80 x 1,200) 36,960		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
				36,960	9,240	27,720



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			1.000	126	126	126	126
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			1.750	126	126	221	221
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			4.000	218	218	874	874
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			3.500	218	218	764	764
IMP PST Totals						10.250			1,985	1,985
Total Agland						10.250			1,985	1,985