



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660070509 <b>Parcel ID</b> 24N14E-36-3-00000-000-0000 <b>Cadastral ID</b> 36-24-14-00111 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 333610 SHERWOOD, DENNIS RAY & MARY JO REVOCABLE TRUST  3205 E 350 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 03115 E 350 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 36 / 24 / 14 / 3 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (328)\IMG_0012.JPG 2/6/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.51093883 -95.77368327 SW SE SW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		<p>\\tsclient\A\TOMMY DUNLAP\New folder (328)\IMG_0012.JPG 2/6/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,128 / 1,128
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 22

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.80	<b>Total Misc Impr</b>	+	0	<b>Garage Cost</b>	+	
<b>Roofing Adj</b>	+ 4.08	<b>Total RCN</b>	=	125,964	<b>Depreciation ( 31%)</b>	-	39,049
<b>Subfloor Adj</b>	+ 2.35	<b>Lump Sums</b>	+	15,439	<b>RCNLD</b>	=	102,354
<b>Heat/Cool Adj</b>	+ 10.09	<b>Lot Value</b>	+		<b>Indicated Value</b>	=	102,354
<b>Plumbing Adj</b>	+ 4.35	<b>Value Per SqFt</b>		90.74			
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 111.67						
<b>Total Area</b>	x 1,128						
<b>Adjusted Cost</b>	= 125,964						

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	102,354		
<b>Lot Value</b>			
<b>Indicated Value</b>	102,354	90.74	Per SqFt
<b>Agland Value</b>	480		
<b>Site Improvements</b>			
<b>Total Value</b>	102,834	91.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	84813	46x8		368	25.96		9,553
WODC	WOOD DECK - COVERED	115489	20x8		160	36.79		5,886



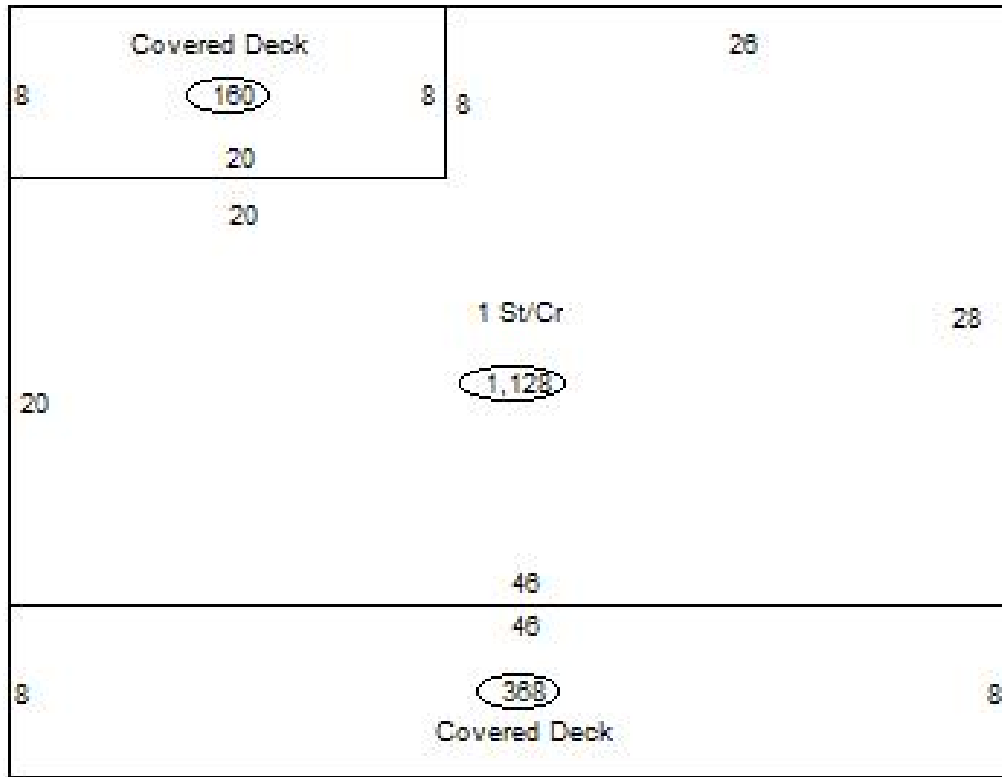
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Sketch Image

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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	1,128	1.000	1,128
2	M	WODC		13	WODC	368	1.000	368
3	M	WODC		13	WODC	160	1.000	160
<b>Total Building Area</b>						1,128		1,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	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 )					
	STF	STG FAIR	0x0x0			
	Qual	2	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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.500	192	192	480	480
<b>NTV PST Totals</b>						2.500			480	480
<b>Total Agland</b>						2.500			480	480