



# 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> 660074087 <b>Parcel ID</b> 23N14E-14-4-00000-000-0000 <b>Cadastral ID</b> 14-23-14-02960 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 272963 FERGUSON, MERCHIE LEE  9870 S 4060 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 09870 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660074087_001.JPG 3/12/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.46926181 -95.77881576 S2 N2 SE SE																																																																																																																									
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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	435,817.00 x .31 = 137,268							
Factor Value								
Adjustments	1.0000							
Lot Value	137,268							
<b>Residential Data</b>				660074087_001.JPG 3/12/2024				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 137,268				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 137,268 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 479				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 137,747 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 137,268					
Total Area	x	Indicated Value	= 137,268					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			256
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 256)		1,198		1,198 719		479



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 54 x 24
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,296 / 1,296
Style	100% Double Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	15,949		
Lot Value			
Indicated Value	15,949	12.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	15,949	12.31	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	34.17	Total Misc Impr	+ 14,083
Roofing Adj	+ 2.69	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 72,494
Heat/Cool Adj	+ 0.00	Depreciation ( 78%)	- 56,545
Plumbing Adj	+ 8.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,949
Adj Base Cost	= 45.07	Lot Value	+
Total Area	x 1,296	Indicated Value	= 15,949
Adjusted Cost	= 58,411	Value Per SqFt	12.31

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146764	12x12		144	15.91		2,291
PRCH	SLAB PORCH - COVERED	146765	80x10		800	14.74		11,792



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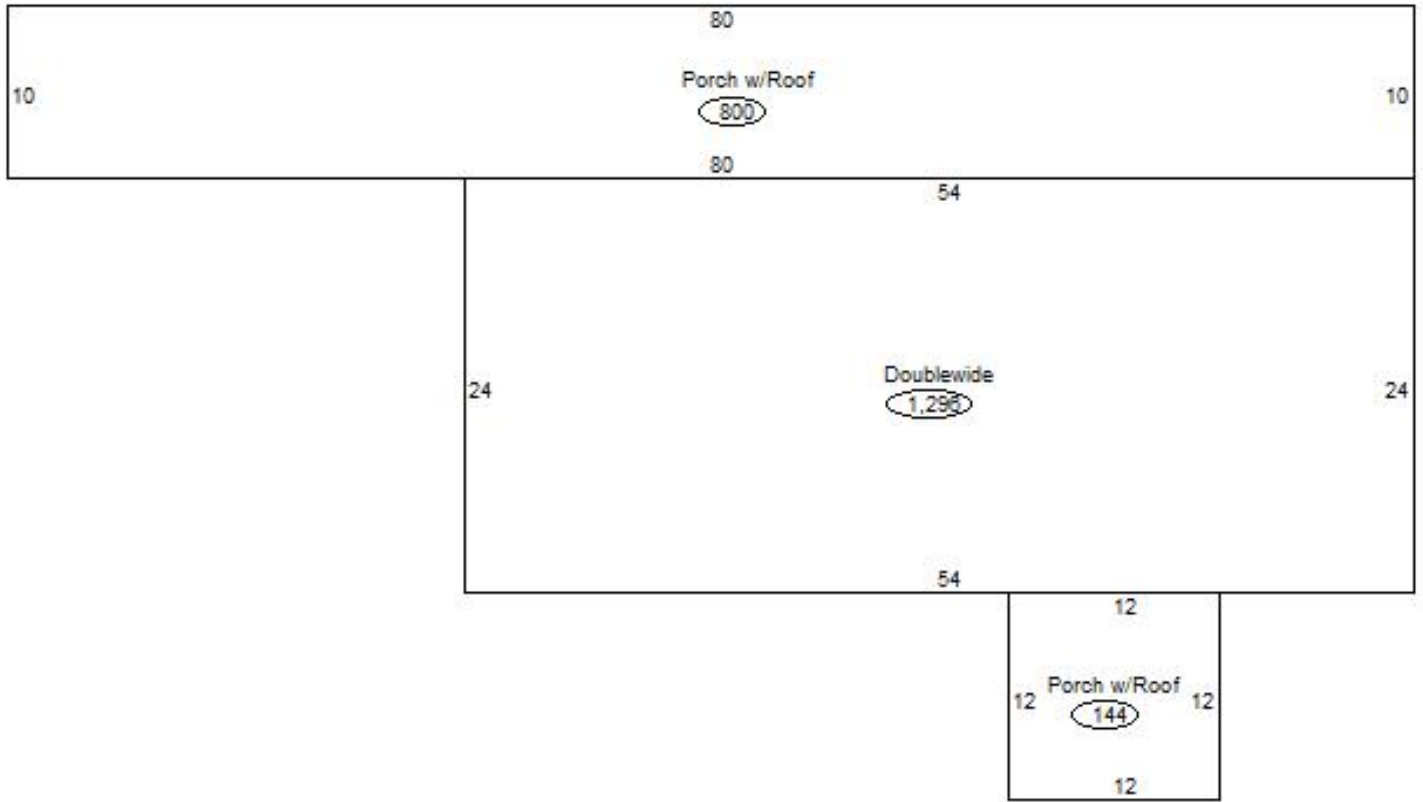
Date 04/17/2026

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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	14		13	Doublewide	1,296	1.000	1,296
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	800	1.000	800
<b>Total Building Area</b>						1,296		1,296

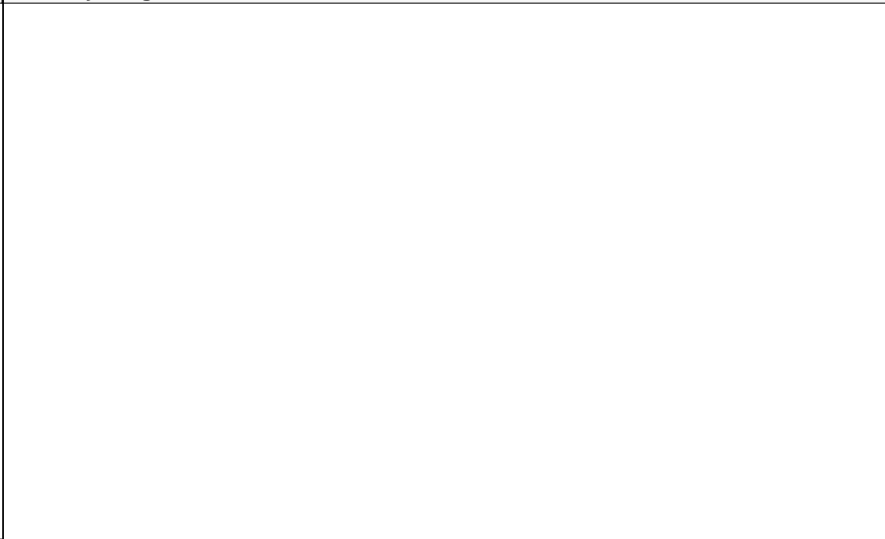


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 7,792</p> <p>Total Improvement Value 7,792</p> <p>Land Value</p> <p>Cost Approach Value 7,792</p>	<p><b>Image Information</b></p> <p>Image ID 933466</p> <p>Image Date 7/28/2020</p> <p>Name IMG_0001.JPG</p> <p>Description OMMA CHECK</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 7,792</p> <p>Land Value</p> <p>Total Appraised Value 7,792</p>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	45x10x8			450
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (34.63 x 450)		15,584	7,792	7,792
<b>Total Site Improvement Value</b>				<b>7,792</b>