



# 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> 660075816 <b>Parcel ID</b> 22N14E-11-1-00000-000-0000 <b>Cadastral ID</b> 11-22-14-00620 <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> 289796 ROBERTS, ALBERT E JR &  VIRGINIA L TRUSTEES PO BOX 1017 OOLOGAH OK 74053-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 14280 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.31 - Acres <b>Sec/Twn/Rng</b> 11 / 22 / 14 / 1 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.40466074 -95.77711016					<b>Building Permits</b> <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>R2016 04 3</td> <td>R17-ACCESSARY LIVING QUARTERS</td> <td>04/2016</td> <td>07/2016</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 04 3	R17-ACCESSARY LIVING QUARTERS	04/2016	07/2016	10,000																																																																																																						
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 4.31 <b>Non-Ag Acres</b> 4.5667 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 198,926.00 x .58 = 116,306 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 116,306		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,100 / 2,100
<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>	2,100
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 18

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/17/2020

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	366,880	174.70	Per SqFt

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

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	106.29	<b>Total Misc Impr</b>	+	13,205	
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+	20,159	
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	303,781	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 20%)</b>	-	60,756	
<b>Plumbing Adj</b>	+ 7.39	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	243,025	
<b>Adj Base Cost</b>	= 128.77	<b>Lot Value</b>	+	116,306	
<b>Total Area</b>	x 2,100	<b>Indicated Value</b>	=	359,331	
<b>Adjusted Cost</b>	= 270,417	<b>Value Per SqFt</b>		171.11	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	243,025		
<b>Lot Value</b>	116,306		
<b>Indicated Value</b>	359,331	171.11	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	118,658		
<b>Total Value</b>	477,989	227.61	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	90646	8x6		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	90647	16x10		160	26.43		4,229
PATO	SLAB PORCH - OPEN	90648	196		196	10.59		2,076



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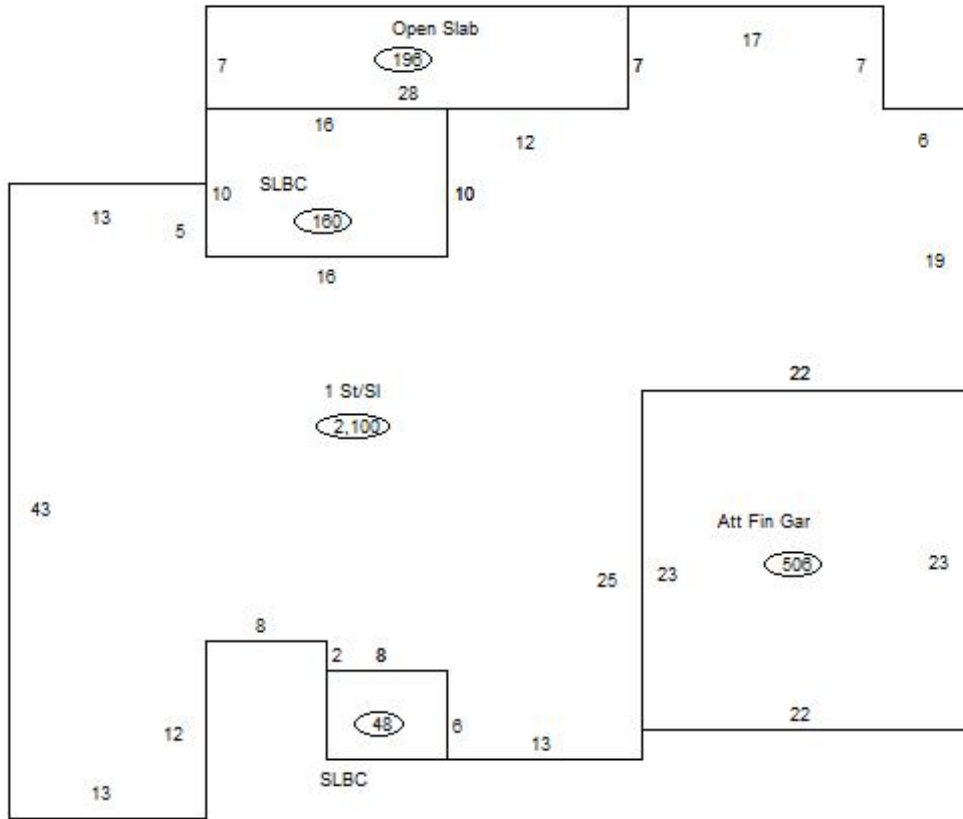
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,100	1.000	2,100
1	M	PATO		13	Open Slab	196	1.000	196
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						<b>2,100</b>		<b>2,100</b>



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### Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x58x10	Concrete	Formed Metal	1,740
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.76 x 1,740)		51,782		51,782	7,767	44,015
	LNT0	Lean Too	10x35x10	Concrete	Formed Metal	350
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (14.60 x 350)		5,110		5,110	2,197	2,913
	SHDS	PORTABLE FRAME STRUCTURE	10x30x8	Plank	Formed Metal	300
	Qual 3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.03 x 300)		6,309		6,309	2,524	3,785
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual 4	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (35.81 x 1,500)		53,715		53,715	9,132	44,583
	EQSH	Equip shed	10x20x8	Concrete	Formed Metal	200
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.01 x 200)		5,402		5,402	1,188	4,214
	EQSH	Loafing Shed	24x30x8	Dirt	Formed Metal	720
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (19.85 x 720)		14,292		14,292	3,144	11,148
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond	Year 0	Eff Age 0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 320)		2,000		2,000		2,000



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### Outbuildings/Site Improvements

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	SHIP	Shipping/Storage Container	8x40x8			320	
	Qual	0	Cond	Year	0	Eff Age	0
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 320)		2,000			2,000	2,000
	SHIP	Shipping/Storage Container	8x40x8			320	
	Qual	0	Cond	Year	0	Eff Age	0
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 320)		2,000			2,000	2,000
	SHIP	Shipping/Storage Container	8x40x8			320	
	Qual	0	Cond	Year	0	Eff Age	0
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 320)		2,000			2,000	2,000