



# 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> 660076450 <b>Parcel ID</b> 22N16E-29-4-00000-000-0000 <b>Cadastral ID</b> 29-22-16-00120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 335322 YOUNG, BRADLEY S & WENDY J REVOCABLE TRUST 17520 S 4150 RD CLAREMORE OK 74017-0000																																																										
<b>Parcel Location</b> <b>Situs</b> 17520 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.54 - Acres <b>Sec/Twn/Rng</b> 29 / 22 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																										
<b>Legal Description</b> Lat/Long: 36.35532258 -95.61811224					<b>Building Permits</b>																																																					
TR IN N2 SE DESC AS; BEG NE/C SW NE SE, TH N 40', TH S86- 47 58W 358.93', TH S38-29-05W 740.20', TH S59-09-46E 185.14' TO S/L N2 SE, TH S89-30-59E 656.54' TO SE/C SW NE SE, TH N0-17-16E 659.90' TO POB					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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<b>Exemptions</b>					<b>Sale History</b>																																																					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
H	Homestead	Yes	1,000	1,000	/	ANGLIN, HUGH & GAYLENE	07/29/2021	585,000	YES																																																	
H	Homestead	No	1,000		1251/111	GEMMILL, VALENA D - TRUSTEE	10/06/2000	0	No																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>1,374</td> <td>1,374</td> <td>11%</td> <td>151</td> <td>Assessed</td> <td>29,206</td> <td>3,159.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>300,757</td> <td>264,137</td> <td></td> <td>29,055</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-95.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>302,131</td> <td>265,511</td> <td></td> <td>29,206</td> <td>Total Taxable</td> <td>28,206</td> <td>3,065.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2022	Land Value	1,374	1,374	11%	151	Assessed	29,206	3,159.55	Year Frozen	0	Improvements	300,757	264,137		29,055	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00	TIF Project ID	0	Total Value	302,131	265,511		29,206	Total Taxable	28,206	3,065.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660076450	YOUNG, BRADLEY S &	10	265,400	1000	27,355	2,973.00																																																			
2024	2024-660076450	YOUNG, BRADLEY S &	10	250,270	1000	26,530	2,793.00																																																			
2023	2023-660076450	YOUNG, BRADLEY S &	10	267,594	1000	28,435	2,971.00																																																			
2022	2022-660076450	YOUNG, BRADLEY S &	10	271,326	1000	28,846	2,999.00																																																			
2021	2021-660076450	YOUNG, BRADLEY S &	10	241,932	1000	25,433	2,666.00																																																			
2020	2020-660076450	ANGLIN, HUGH & GAYLENE	10	237,420	1000	24,663	2,623.00																																																			
2019	2019-660076450	ANGLIN, HUGH & GAYLENE	10	218,367	1000	23,020	2,403.00																																																			
2018	2018-660076450	ANGLIN, HUGH & GAYLENE	10	225,144	1000	22,374	2,417.00																																																			
2017	2017-660076450	ANGLIN, HUGH & GAYLENE	10	223,128	1000	21,693	2,480.00																																																			
2016	2016-660076450	ANGLIN, HUGH & GAYLENE	10	216,265	1000	21,032	2,192.00																																																			
2015	2015-660076450	ANGLIN, HUGH & GAYLENE	10	209,996	1000	20,390	2,011.00																																																			
2014	2014-660076450	ANGLIN, HUGH & GAYLENE	10	213,619	1000	19,767	1,945.00																																																			
2013	2013-660076450	ANGLIN, HUGH & GAYLENE	10	199,335	1000	19,163	1,825.00																																																			



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Lot Data	Units-Buildable - UNPLATTED (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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,808 / 2,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-6\IMG\_0041. 2/6/2023

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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	88.31	Total Misc Impr	+ 33,708	Roofing Adj	+ 3.32	Garage Cost	+ 25,391
Subfloor Adj	+ 0.00	Total RCN	= 381,063	Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	- 87,644
Plumbing Adj	+ 7.91	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 293,419
Adj Base Cost	= 114.01	Lot Value	+ 293,419	Total Area	x 2,824	Indicated Value	= 293,419
		Value Per SqFt	103.90	Adjusted Cost	= 321,964		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	293,419		
Lot Value			
Indicated Value	293,419	103.90	Per SqFt
Agland Value	1,374		
Site Improvements	7,338		
Total Value	302,131	106.99	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	90916	58x8		464	27.95		12,969
PRCH	SLAB PORCH - COVERED	90917	46x9		414	28.11		11,638
PATO	SLAB PORCH - OPEN	90918	30x8		240	11.13		2,671



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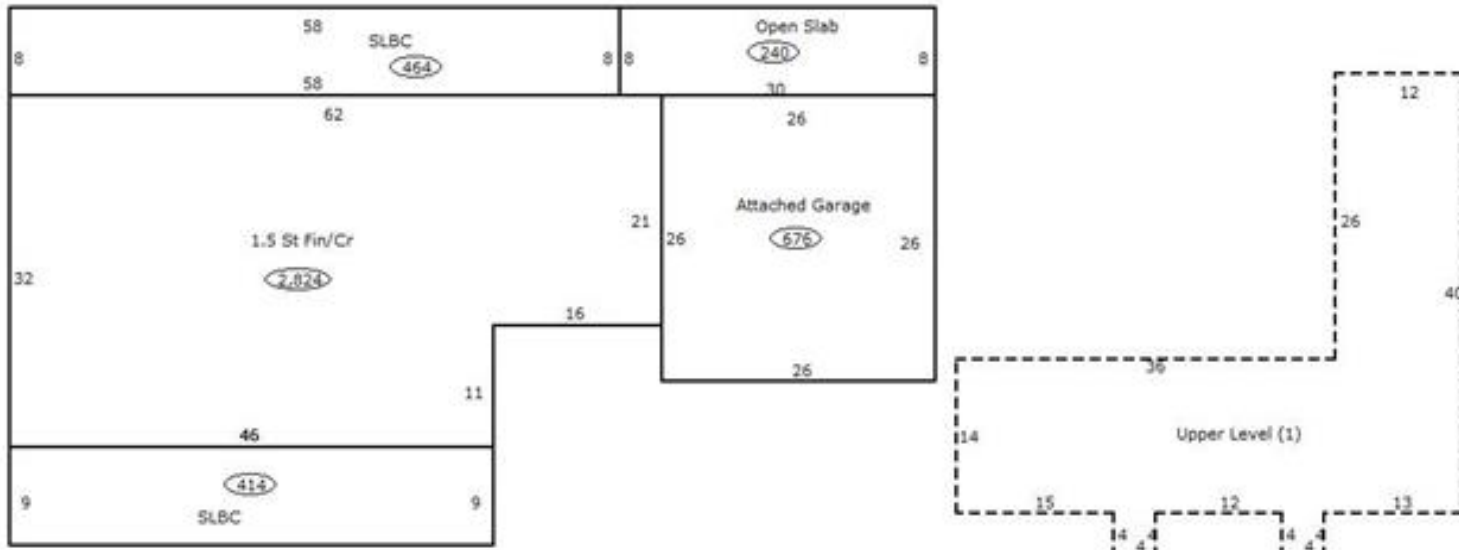
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,808	1.562	2,824
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	464	1.000	464
4	M	PRCH		13	SLBC	414	1.000	414
5	M	PATO		13	Open Slab	240	1.000	240
6	U	^UL		13	Upper Level (1)	1,016	1.000	1,016
<b>Total Building Area</b>						<b>1,808</b>		<b>2,824</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	18x28x0			504
	Qual 2	Cond 3	Year 2019	Eff Age	5	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 504)		8,064		8,064	726	7,338
	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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			9.540	144	144	1,374	1,374
<b>NTV PST Totals</b>						9.540			1,374	1,374
<b>Total Agland</b>						9.540			1,374	1,374