



# 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> 660081035 <b>Parcel ID</b> 22N14E-11-2-00000-000-0000 <b>Cadastral ID</b> 11-22-14-00410 <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> 272221 ROBINSON, PAUL T & LINDA H  14471 S 4050 RD OOLOGAH OK 74053-3789  <b>Parcel Location</b> <b>Situs</b> 14471 S 4050 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 18.17 - Acres <b>Sec/Twn/Rng</b> 11 / 22 / 14 / 2 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/18/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.40444428 -95.78760715 N2 SE NW LESS TR DESC 2025-016656 AS BEG NW/C N2 SE NW; S89 4703E 294.38'; S01.1620W 142'; S47.4520W 391'; N00.1503W 405.95' TO POB.																																																																																																																									
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Lot Data	Units-Buildable - 22-14 (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	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	3,860 / 4,609
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,860
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	715 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.79	Total Misc Impr	+ 199,131				
Roofing Adj	+ 5.18	Garage Cost	+ 46,118				
Subfloor Adj	+ -3.58	Total RCN	= 849,120				
Heat/Cool Adj	+ 18.45	Depreciation ( 46%)	- 390,595				
Plumbing Adj	+ 6.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 458,525				
Adj Base Cost	= 131.02	Lot Value	+ 458,525				
Total Area	x 4,609	Indicated Value	= 458,525				
Adjusted Cost	= 603,871	Value Per SqFt	99.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	458,525		
Lot Value			
Indicated Value	458,525	99.48	Per SqFt
Agland Value	4,162		
Site Improvements	125,644		
Total Value	1,046,856	227.13	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	97617		258	258	36.08		9,309
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	97618		164	164	40.40		6,626
PRCH	SLAB PORCH - COVERED	97619		24x16	384	35.64		13,686
EPSW	ENCLOSED PORCH - SOLID WALL	97621		58x33	1,914	84.28		161,312





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x40x8	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 800)	25,488		25,488	9,431	16,057
	LOAF	Loafing Shed	40x12x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 480)	3,274		3,274	1,932	1,342
	GRDT	Shed - Small	16x20x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.67 x 320)	10,454		10,454	5,122	5,332
	UTIL	SHOP BUILDING	24x45x8	Concrete	Formed Metal	1,080
	Qual	2.5	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.81 x 1,080)	33,275		33,275	18,301	14,974
	UTIL	SHOP BUILDING	67x30x10	Concrete	Formed Metal	2,010
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.23 x 2,010)	54,732		54,732	30,103	24,629
	BNGP	Barn - General Purpose	40x50x10	Dirt	Galvanized Metal	2,000
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.13 x 2,000)	38,260		38,260	23,339	14,921
	HAYS	HAY SHED	70x80x10	Dirt	Galvanized Metal	5,600
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.63 x 5,600)	37,128		37,128	27,475	9,653



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	70x70x10	Concrete	Galvanized Metal	4,900
	Qual 3	Cond 3	Year 1980	Eff Age 35		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.27 x 4,900)		99,323	99,323	60,587		38,736



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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
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			17.429	235	235	4,099	4,099
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.741	85	85	63	63
<b>TMBR Totals</b>						18.170			4,162	4,162
<b>Total Agland</b>						18.170			4,162	4,162