



# 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> 660083925 <b>Parcel ID</b> 23N15E-20-3-00000-000-0000 <b>Cadastral ID</b> 20-23-15-00912 <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> 285172 KOSTER, JOE R &  M YVONNE 10520 S 4085 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 20 / 23 / 15 / 3 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS									
<b>Legal Description</b> NW/4 NE/4 SW/4 <b>Lat/Long:</b> 36.45876467 -95.73475322									
					Building Permits				
NW/4 NE/4 SW/4					Number	Description	Opened	Closed	Amount
					R5	R5 SPLIT	03/2003	07/2004	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1952/740	BECK, KAY E &	05/05/2008	65,000	YES
					1459/497	CLARK, KAY E (AKA BECK)	03/20/2003	0	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2009	Land Value	1,428	1,428	11%	157	Assessed	899	97.26
Year Frozen	0	Improvements	10,300	6,744		742	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	11,728	8,172		899	Total Taxable	899	97.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660083925	KOSTER, JOE R &	10	12,281	0	873	94.00		
2024	2024-660083925	KOSTER, JOE R &	10	11,094	0	847	89.00		
2023	2023-660083925	KOSTER, JOE R &	10	9,414	0	823	86.00		
2022	2022-660083925	KOSTER, JOE R &	10	9,414	0	799	83.00		
2021	2021-660083925	KOSTER, JOE R &	10	7,073	0	776	81.00		
2020	2020-660083925	KOSTER, JOE R &	10	6,961	0	753	80.00		
2019	2019-660083925	KOSTER, JOE R &	10	6,647	0	731	76.00		
2018	2018-660083925	KOSTER, JOE R &	10	6,959	0	765	82.00		
2017	2017-660083925	KOSTER, JOE R &	10	6,748	0	742	85.00		
2016	2016-660083925	KOSTER, JOE R &	10	6,748	0	742	76.00		
2015	2015-660083925	KOSTER, JOE R &	10	6,647	0	731	71.00		
2014	2014-660083925	KOSTER, JOE R &	10	6,746	0	742	73.00		
2013	2013-660083925	KOSTER, JOE R &	10	6,746	0	742	71.00		




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Lot Data	Units-Buildable - OOLOGAH (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																																																	
<b>Residential Data</b> Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /																																																	
		<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value		7/16/2012																																													
		<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value																																															
		<b>Direct Comparables</b> Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																															
<b>Cost Approach</b> Manual : 01/2025		<b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 1,428 Site Improvements 10,300 Total Value 11,728 0.00 Total Value Per SqFt																																															
<table border="1"> <tr> <td>Base Cost</td> <td>0.00</td> <td>Total Misc Impr</td> <td>+</td> <td>0</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 0.00</td> <td>Garage Cost</td> <td>+</td> <td></td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>=</td> <td>0</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.00</td> <td>Depreciation ( 0%)</td> <td>-</td> <td>0</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 0.00</td> <td>Lump Sums</td> <td>+</td> <td>0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>=</td> <td></td> </tr> <tr> <td>Adj Base Cost</td> <td>= 0.00</td> <td>Lot Value</td> <td>+</td> <td></td> </tr> <tr> <td>Total Area</td> <td>x</td> <td>Indicated Value</td> <td>=</td> <td></td> </tr> <tr> <td>Adjusted Cost</td> <td>= 0</td> <td>Value Per SqFt</td> <td></td> <td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+ 0.00	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	0	Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Plumbing Adj	+ 0.00	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=		Adj Base Cost	= 0.00	Lot Value	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00				
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<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
	BNGP	Barn - General Purpose	28x32x10	Dirt	Formed Metal	896
	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 (22.54 x 896)		20,196	20,196	9,896		10,300



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.000	122	122	612	612
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.000	144	144	432	432
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.000	192	192	384	384
<b>NTV PST Totals</b>						10.000			1,428	1,428
<b>Total Agland</b>						10.000			1,428	1,428