



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:33:58
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Assessment Data					Primary Image																																																																																																																				
Account 660088315 Parcel ID 23N15E-19-2-00000-000-0000 Cadastral ID 19-23-15-02317 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 296443 GRANTHAM, JARED P & MELINDA K 4080 E BLUE STEM DR TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 04080 E BLUE STEM DR Subdivision Lot/Block / Parcel Size 2.41 - Acres Sec/Twn/Rng 19 / 23 / 15 / 2 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46213718 -95.75771040 COMM AT PT 25' E AND 725' N OR SW/C GOVT LOT 2; TH N 280'; TH E 375'; TH S 280'; TH W 375' TO POB.					Building Permits <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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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size			
Lot Count			
Units Buildable	2.41		
Non-Ag Acres	2.4872		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	108,342.00 x .61 = 65,787		
Factor Value			
Adjustments	1.0000		
Lot Value	65,787		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,916 / 1,916
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,916
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	529 Attached Garage - Finished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	249,301 130.12 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	253,437
Lot Value	65,787
Indicated Value	319,224 166.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	319,224 166.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.50	Total Misc Impr	+ 14,015
Roofing Adj	+ 4.74	Garage Cost	+ 20,874
Subfloor Adj	+ -2.24	Total RCN	= 291,307
Heat/Cool Adj	+ 12.64	Depreciation (13%)	- 37,870
Plumbing Adj	+ 10.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 253,437
Adj Base Cost	= 133.83	Lot Value	+ 65,787
Total Area	x 1,916	Indicated Value	= 319,224
Adjusted Cost	= 256,418	Value Per SqFt	166.61

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
PRCH	SLAB PORCH - COVERED	107943	17x11		187	26.34		4,926
PRCH	SLAB PORCH - COVERED	107944	131		131	26.52		3,474



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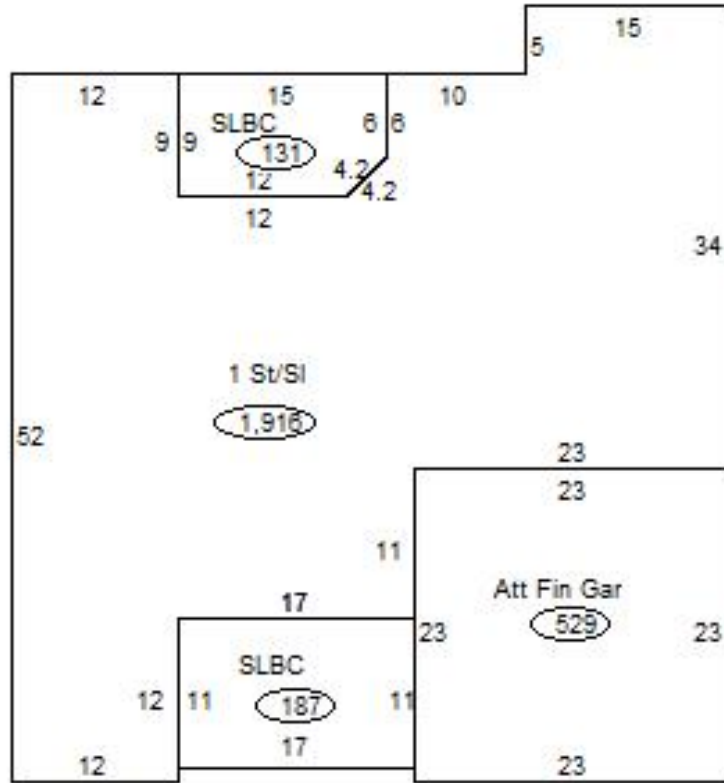
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Sketch Image

660088315



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,916	1.000	1,916
2	G	5		20	Att Fin Gar	529	1.000	529
3	M	PRCH		20	SLBC	187	1.000	187
4	M	PRCH		20	SLBC	131	1.000	131
Total Building Area						1,916		1,916