



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:56:51
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Assessment Data					Primary Image																																																																																																																				
Account 660088603 Parcel ID 22N14E-12-1-00000-000-0000 Cadastral ID 12-22-14-02403 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 331815 HIGGINS, LAUREN E & EVAN M SPENCER 3555 E 426 RD OOLOGAH OK 74053-0000 Parcel Location Situs 03555 E 426 RD Subdivision Lot/Block / Parcel Size 2.61 - Acres Sec/Twn/Rng 12 / 22 / 14 / 1 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40224075 -95.76572426																																																																																																																									
Legal Description COMM AT SW/C SW/4 NE/4; TH N89-56-21E 330.13' TO POB; TH N89-56-21E 165.06'; TH N00-08-19W 400'; TH S89-56-21W 165.06'; TH S00-08-34E 400' 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>R22 001</td> <td>R23- NEW DTCH ACC BLDG 30X60</td> <td>01/2022</td> <td>05/2022</td> <td>48,000</td> </tr> <tr> <td>10145</td> <td>SPLIT - CHECK FOR IMPROV.</td> <td>08/2006</td> <td>02/2007</td> <td>178,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 001	R23- NEW DTCH ACC BLDG 30X60	01/2022	05/2022	48,000	10145	SPLIT - CHECK FOR IMPROV.	08/2006	02/2007	178,000																																																																																																	
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.6135 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 113,842.00 x .80 = 90,781 Factor Value Adjustments 1.0000 Lot Value 90,781		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,638 / 2,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,638
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	912 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	449,896	170.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	107.79	Total Misc Impr	+	19,190	
Roofing Adj	+ 5.12	Garage Cost	+	33,936	
Subfloor Adj	+ -3.33	Total RCN	=	402,714	
Heat/Cool Adj	+ 14.47	Depreciation (16%)	-	64,434	
Plumbing Adj	+ 8.47	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	338,280	
Adj Base Cost	= 132.52	Lot Value	+	90,781	
Total Area	x 2,638	Indicated Value	=	429,061	
Adjusted Cost	= 349,588	Value Per SqFt		162.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	338,280		
Lot Value	90,781		
Indicated Value	429,061	162.65	Per SqFt
Agland Value			
Site Improvements	85,346		
Total Value	514,407	195.00	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	108099		184	184	28.86		5,310
PRCH	SLAB PORCH - COVERED	108100	15x8		120	29.13		3,496
PATO	SLAB PORCH - OPEN	116726	408		408	9.69		3,954



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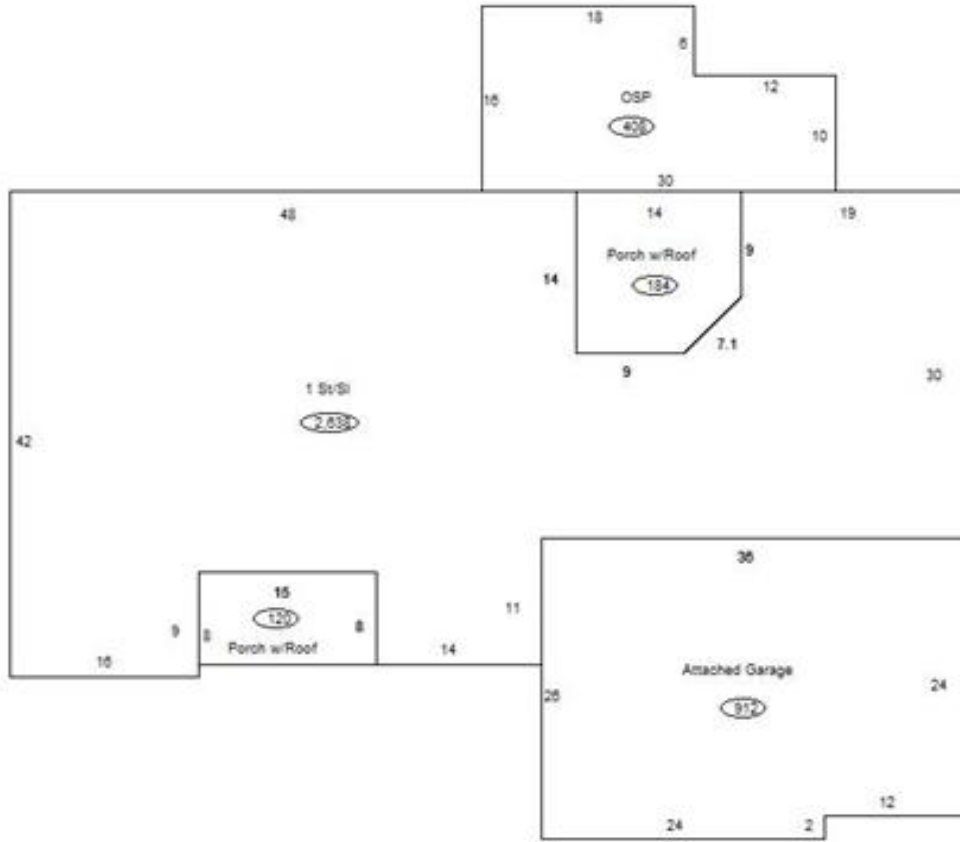
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Sketch Image

660088603



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,638	1.000	2,638
2	G	1		13	Attached Garage	912	1.000	912
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PATO		13	Open Slab	408	1.000	408
Total Building Area						2,638		2,638



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x60x1	Base	Formed Metal	1,800
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (29.51 x 1,800) 53,118		Modifier Total	RCN 53,118	Depr (3% Phys/ % Func) 1,594	RCNLD 51,524
	GRDT	GARAGE - DETACHED	45x30x0	Concrete	Composition Shingle	1,350
	Qual	4	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary Base Cost (37.96 x 1,350) 51,246		Modifier Total	RCN 51,246	Depr (34% Phys/ % Func) 17,424	RCNLD 33,822