




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:21
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Assessment Data					Primary Image																																																																																																																				
Account 660088834 Parcel ID 000000-00-0-00583-001-0009 Cadastral ID 34-23-14-01318 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 306443 ANTEE, CLIFF & RANDEE JOHNS TRUST PO BOX 841 OOLOGAH OK 74053-0000 Parcel Location Situs 01706 CADDO ST Subdivision PECAN VALLEY Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 23 / 14 / 5 Neighborhood 1028 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660088834 05/02/24</p> <p>660088834_002.JPG 5/6/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.42954720 -95.79864795 PECAN VALLEY LOT 9 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1028 #1	
Lot Size	165 x 245		
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.071		
Topography	LOW		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,655.00 x 1.01 = 47,286		
Factor Value			
Adjustments	1.0000		
Lot Value	47,286		



660088834_002.JPG 5/6/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,245 / 2,245
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,245
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,317 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	
Adusted R	0.8445		
Indicated Value	400,303	178.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.83	Total Misc Impr	+ 15,056				
Roofing Adj	+ 4.58	Garage Cost	+ 39,233				
Subfloor Adj	+ -2.19	Total RCN	= 338,888				
Heat/Cool Adj	+ 12.64	Depreciation (16%)	- 54,222				
Plumbing Adj	+ 6.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 284,666				
Adj Base Cost	= 126.77	Lot Value	+ 47,286				
Total Area	x 2,245	Indicated Value	= 331,952				
Adjusted Cost	= 284,599	Value Per SqFt	147.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,666		
Lot Value	47,286		
Indicated Value	331,952	147.86	Per SqFt
Agland Value			
Site Improvements	60,855		
Total Value	392,807	174.97	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	108290	18x5		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	108291	18x15		270	26.08		7,042



Rogers

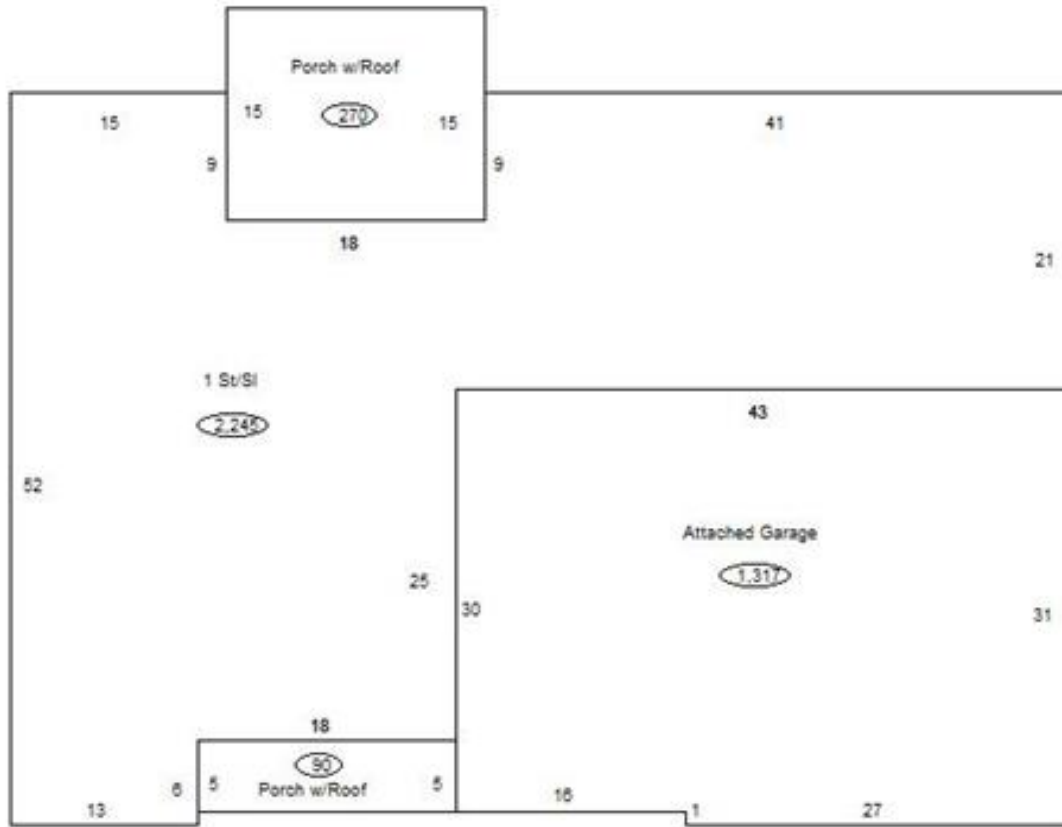
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Sketch Image

660088834



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,245	1.000	2,245
2	G	1		13	Attached Garage	1,317	1.000	1,317
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	270	1.000	270
Total Building Area						2,245		2,245



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>660088834 05/02/24</p>	GZBO	Gazebo	14x12x8		Formed Metal		
	Qual	1	Cond 1	Year	Eff Age	4	
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD	
Base Cost (26.76 x)							
 <p>05/02/2024 18:38</p>	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
	Base Cost (30.25 x 1,200)		36,300		36,300	5,445	30,855
 <p>05/02/2024 18:49</p>	SG	SWIM-GUNITE	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000		30,000
 <p>660088834 05/02/24</p>	GENR	Generator - Residential Standby	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
Base Cost (2,800.00 x)							