



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:46:18
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Assessment Data					Primary Image																																																																																																																				
Account 660090124 Parcel ID 000000-00-0-00937-002-0004 Cadastral ID 06-22-15-01780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 307571 MORRIS, MICH 4862 BREEZE DR OOLOGAH OK 74053-0000 Parcel Location Situs 04862 BREEZE DR Subdivision WINDCREST ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 22 / 15 / 5 Neighborhood 1214 - R-V04-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1186 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9511 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 41,429.00 x 1.00 = 41,429 Factor Value Adjustments 1.0000 Lot Value 41,429		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (51)\IMG_0018.JPG 4/21/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,207 / 2,632
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,207
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	779 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	392,158 149.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	346,040 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	356,134
Lot Value	41,429
Indicated Value	397,563 151.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	397,563 151.05 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.26	Total Misc Impr	+	16,713
Roofing Adj	+ 4.97	Garage Cost	+	35,382
Subfloor Adj	+ -3.87	Total RCN	=	400,151
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	44,017
Plumbing Adj	+ 9.57	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	356,134
Adj Base Cost	= 132.24	Lot Value	+	41,429
Total Area	x 2,632	Indicated Value	=	397,563
Adjusted Cost	= 348,056	Value Per SqFt		151.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	109886	16x10		160	32.50		5,200
PATO	SLAB PORCH - OPEN	109887	16x10		160	13.69		2,190
PRCH	SLAB PORCH - COVERED	109889	63		63	33.00		2,079



Rogers

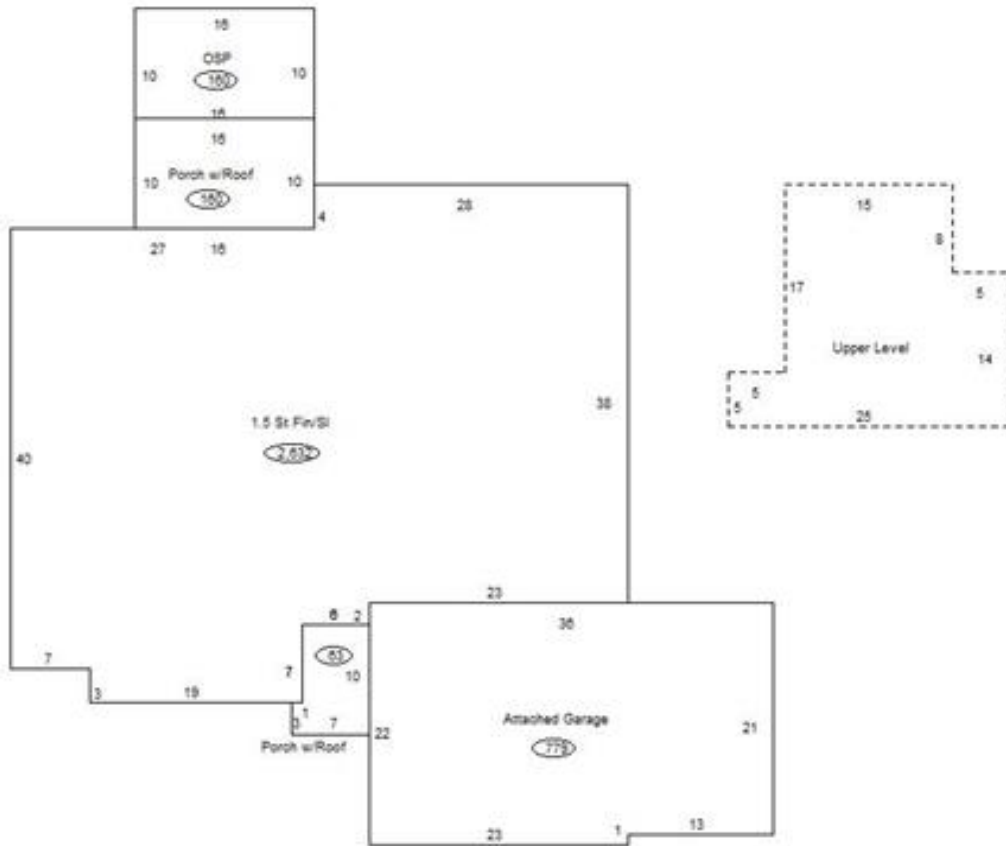
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Sketch Image

660090124



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,207	1.193	2,632
2	U	^UL	Overhang	13	Upper Level	425	1.000	425
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PATO		13	Open Slab	160	1.000	160
5	G	1		13	Attached Garage	779	1.000	779
6	M	PRCH		13	SLBC	63	1.000	63
Total Building Area						2,207		2,632