



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660090138 Parcel ID 000000-00-0-00164-001-0002 Cadastral ID 35-23-14-01310 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 312733 EDENS, TROY & LOREL 2508 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 02508 E 400 RD Subdivision CLEAR CREEK AT WOODSIDE Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/3/2020</p>														
Legal Description Lat/Long: 36.43710713 -95.78409148																			
LOT 2 BLOCK 1 CLEAR CREEK @ WOODSIDE					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>R2010 1113</td> <td>R12-NEW 1900 SQ FT SFR</td> <td>12/2010</td> <td>03/2011</td> <td>135,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2010 1113	R12-NEW 1900 SQ FT SFR	12/2010	03/2011	135,000
Number	Description	Opened	Closed	Amount															
R2010 1113	R12-NEW 1900 SQ FT SFR	12/2010	03/2011	135,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2413/71	HIGHTOWER, WENDY RENEE	07/15/2014	215,000	YES										
H	Homestead	No	1,000		2162/861	ADVANCED HOMES INC	03/17/2011	205,000	YES										
					2152/785	CLEAR CREEK, LLC	11/18/2010	34,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2015		Land Value 130,703	47,643	11%	5,241	Assessed	31,262	3,381.97										
Year Frozen	0		Improvements 266,645	236,557		26,021	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 397,348	284,200		31,262	Total Taxable	30,262	3,288.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660090138	EDENS, TROY & LOREL			10	384,447	1000	29,351	3,189.00										
2024	2024-660090138	EDENS, TROY & LOREL			10	396,322	1000	28,468	2,996.00										
2023	2023-660090138	EDENS, TROY & LOREL			10	272,059	1000	27,609	2,885.00										
2022	2022-660090138	EDENS, TROY & LOREL			10	273,629	1000	26,776	2,785.00										
2021	2021-660090138	EDENS, TROY & LOREL			10	246,034	1000	25,967	2,721.00										
2020	2020-660090138	EDENS, TROY & LOREL			10	240,379	1000	25,182	2,678.00										
2019	2019-660090138	EDENS, TROY & LOREL			10	231,084	1000	24,419	2,549.00										
2018	2018-660090138	EDENS, TROY & LOREL			10	234,876	1000	24,343	2,628.00										
2017	2017-660090138	EDENS, TROY & LOREL			10	233,075	1000	23,604	2,697.00										
2016	2016-660090138	EDENS, TROY & LOREL			10	217,509	1000	22,888	2,384.00										
2015	2015-660090138	EDENS, TROY & LOREL			10	210,839	1000	22,192	2,187.00										
2014	2014-660090138	EDENS, TROY & LOREL			10	227,235	1000	23,225	2,284.00										
2013	2013-660090138	HIGHTOWER, JASON TREVOR &			10	213,812	1000	22,519	2,142.00										



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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.2158		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	183,641.00 x .71 = 130,703		
Factor Value			
Adjustments	1.0000		
Lot Value	130,703		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/3/2020

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	1,900 / 1,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 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
Adusted R	0.8445
Indicated Value	286,542 150.81 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	232,900 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	255,666
Lot Value	130,703
Indicated Value	386,369 203.35 Per SqFt
Agland Value	
Site Improvements	10,979
Total Value	397,348 209.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.69	Total Misc Impr	+ 12,652
Roofing Adj	+ 4.75	Garage Cost	+ 23,832
Subfloor Adj	+ -2.25	Total RCN	= 287,265
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 31,599
Plumbing Adj	+ 8.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,666
Adj Base Cost	= 131.99	Lot Value	+ 130,703
Total Area	x 1,900	Indicated Value	= 386,369
Adjusted Cost	= 250,781	Value Per SqFt	203.35

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	109915	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	109916	86		86	26.66		2,293
PATO	SLAB PORCH - OPEN	146829	20x16		320	8.82		2,822



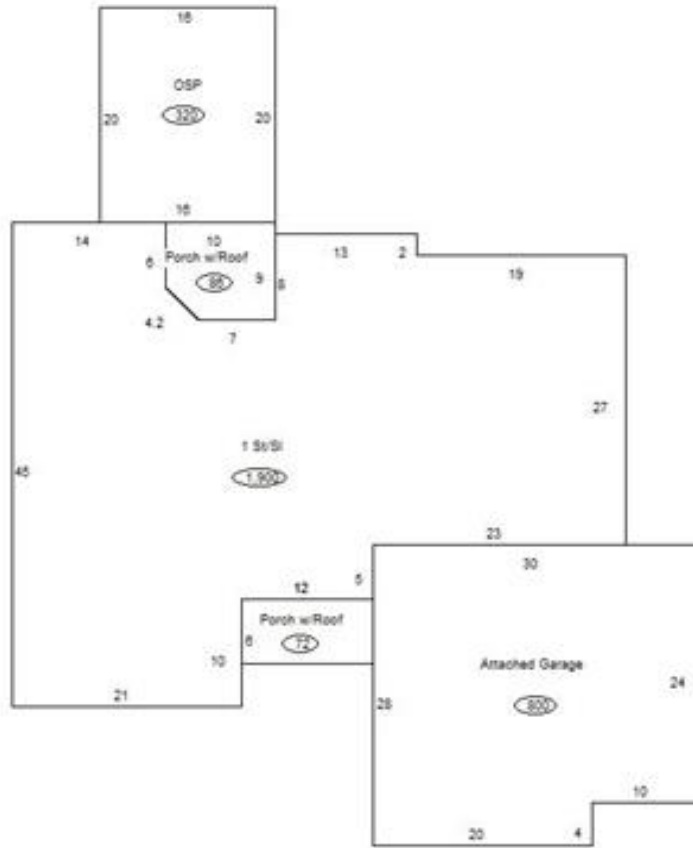
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,900	1.000	1,900
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	86	1.000	86
5	M	PATO		13	Open Slab	320	1.000	320
Total Building Area						1,900		1,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x15x0			450
	Qual 2	Cond 3	Year 2012	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
Base Cost (31.28 x 450)		14,076	14,076	3,097		10,979