



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660090822 <b>Parcel ID</b> 23N14E-01-4-00000-000-0000 <b>Cadastral ID</b> 01-23-14-00411 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 298244 MCCOY, ROBERT H  3505 E 360 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 03505 E 360 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 1 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (332)\IMG_0055.JPG 2/14/2024</p>														
<b>Legal Description</b> Lat/Long: 36.49946784 -95.76519754																			
W/2 SE/4.					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1936/894	MCCOY, ROBERT & JANET-TRUSTEE	03/04/2008	0	0										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0		Land Value 8,756	6,875	11%	756	Assessed	36,573	3,956.52										
Year Frozen	2018		Improvements 414,723	325,612		35,817	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		Total Value 423,479	332,487		36,573	Total Taxable	35,573	3,862.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660090822	MCCOY, ROBERT H			10	417,567	1000	35,574	3,862.00										
2024	2024-660090822	MCCOY, ROBERT H			10	440,263	1000	35,573	3,739.00										
2023	2023-660090822	MCCOY, ROBERT H			10	413,003	1000	35,573	3,713.00										
2022	2022-660090822	MCCOY, ROBERT H			10	415,136	1000	35,573	3,697.00										
2021	2021-660090822	MCCOY, ROBERT H			10	356,831	1000	35,573	3,722.00										
2020	2020-660090822	MCCOY, ROBERT H			10	350,196	1000	35,573	3,777.00										
2019	2019-660090822	MCCOY, ROBERT H			10	333,801	1000	35,573	3,706.00										
2018	2018-660090822	MCCOY, ROBERT H			10	344,778	1000	35,574	3,834.00										
2017	2017-660090822	MCCOY, ROBERT H			10	340,886	0	35,508	4,038.00										
2016	2016-660090822	MCCOY, ROBERT H			10	331,608	0	34,474	3,570.00										
2015	2015-660090822	MCCOY, ROBERT H			10	320,323	0	33,470	3,279.00										
2014	2014-660090822	MCCOY, ROBERT H			10	324,190	0	32,495	3,179.00										
2013	2013-660090822	MCCOY, ROBERT H			10	303,918	0	31,549	2,985.00										



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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,093 / 3,798
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,093
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	660 Built-In Garage
Remodel	
Year/Eff Age	2001 / 19

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	
Adjusted R	
Indicated Value	

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

**Cost Approach Manual : 01/2025**

Base Cost	95.60	Total Misc Impr	+	21,386
Roofing Adj	+ 4.06	Garage Cost	+	21,219
Subfloor Adj	+ -2.61	Total RCN	=	488,528
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	-	107,476
Plumbing Adj	+ 5.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	381,052
Adj Base Cost	= 117.41	Lot Value	+	
Total Area	x 3,798	Indicated Value	=	381,052
Adjusted Cost	= 445,923	Value Per SqFt		100.33

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	381,052		
Lot Value			
Indicated Value	381,052	100.33	Per SqFt
Agland Value	8,756		
Site Improvements	33,671		
Total Value	423,479	111.50	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	110621	24x6		144	29.03		4,180
PRCH	SLAB PORCH - COVERED	110622	382		382	28.21		10,776



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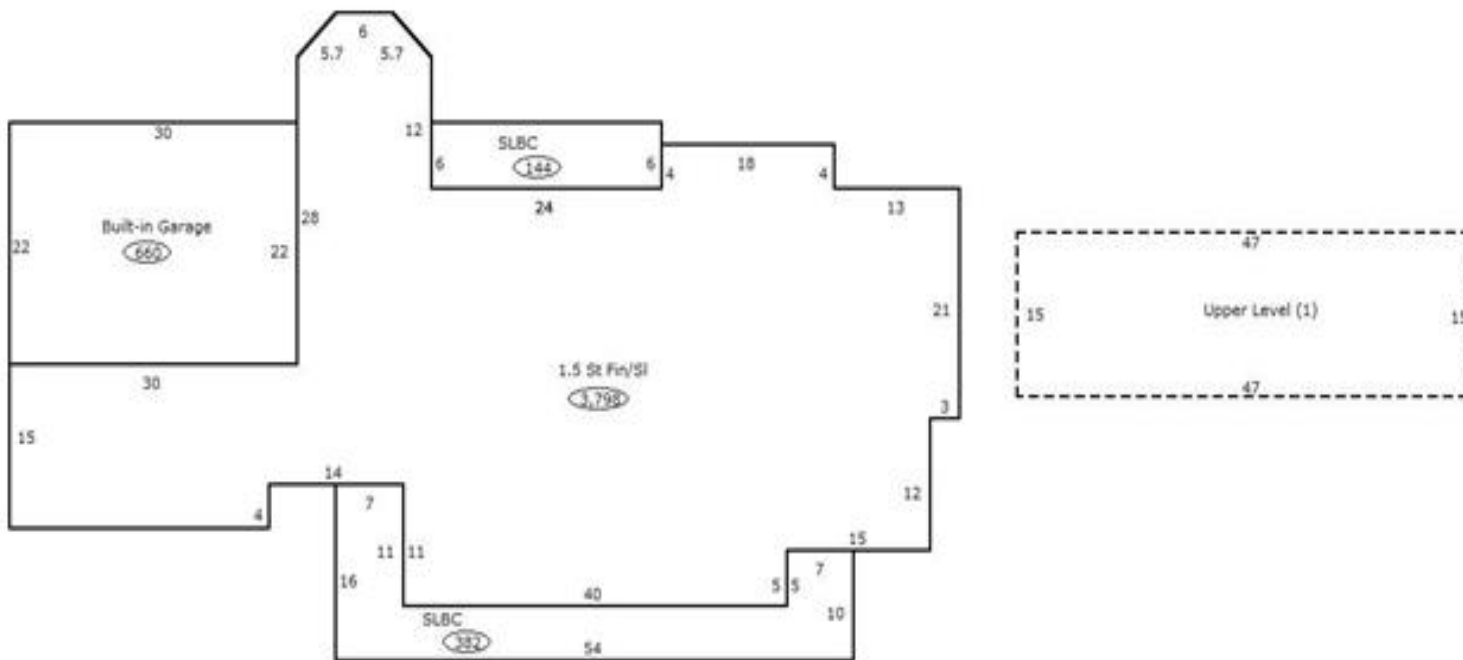
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	3,093	1.228	3,798
2	G	8		13	Built-in Garage	660	1.000	660
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	382	1.000	382
5	U	^UL		13	Upper Level (1)	705	1.000	705
<b>Total Building Area</b>						<b>3,093</b>		<b>3,798</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
Base Cost (9.39 x 1,800)		16,902		16,902	5,916	10,986
	LT	LEAN-TO	0x0x0			450
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
Base Cost (2.92 x 450)		1,314		1,314	460	854
	LF	LOAFING SHED	0x0x0			300
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
Base Cost (4.26 x 300)		1,278		1,278	447	831
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>
Base Cost (30,000.00 x 1)		30,000		30,000	9,000	21,000



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			12.000	92	92	1,102	1,102
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			12.000	108	108	1,296	1,296
<b>TMBR Totals</b>						24.000			2,398	2,398
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.000	122	122	1,102	1,102
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			21.000	72	72	1,512	1,512
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			26.000	144	144	3,744	3,744
<b>NTV PST Totals</b>						56.000			6,358	6,358
<b>Total Agland</b>						80.000			8,756	8,756