



# 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> 660091571 <b>Parcel ID</b> 23N14E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-23-14-00221 <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> 299828 THOMASON, KIMBERLY &  LEONARD 2500 E 400 RD OOLOGAH OK 74053-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 02496 E 400 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.16 - Acres <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 1 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.43449283 -95.78646837 BEG AT NW/C NE/4; TH N88-49-55E 30'; TH S01-22-04E 25'; TH S01-22-0 4E 518.59'; TH S11-11-10E 117.28'; TH S01-22-04E 91.96'; TH S08-23-38W 294.89'; TH S07-23-46W 504.43'; TH S07-23-46W 114.41'; TH N83-25-24W 571.35'; TH N01-22-18W 793.31'; TH N88-50-15E 660.21'; TH					<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																																																																																																											
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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/7/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,376 / 1,376
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1945 / 52

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	91.35	Total Misc Impr	+ 0
Roofing Adj	+ 4.15	Garage Cost	+ 0
Subfloor Adj	+ 2.43	Total RCN	= 140,806
Heat/Cool Adj	+ 0.76	Depreciation ( 60%)	- 84,484
Plumbing Adj	+ 3.64	Lump Sums	+ 1,316
Basement Adj	+ 0.00	RCNLD	= 57,638
Adj Base Cost	= 102.33	Lot Value	+ 0
Total Area	x 1,376	Indicated Value	= 57,638
Adjusted Cost	= 140,806	Value Per SqFt	41.89

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	57,638
Lot Value	
Indicated Value	57,638 41.89 Per SqFt
Agland Value	1,091
Site Improvements	2,190
Total Value	60,919 44.27 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	111181	8x5		40	47.00	30%	1,316



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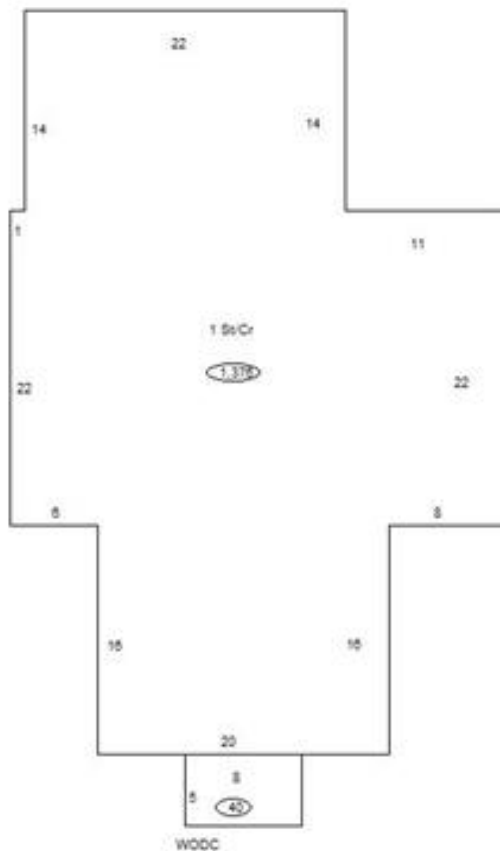
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Sketch Image

660091571



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,376	1.000	1,376
2	M	WODC		10	WODC	40	1.000	40
<b>Total Building Area</b>						1,376		1,376



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO				225
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (2.92 x 225)	657		657	657
	LF	LOAFING SHED				936
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (4.26 x 936)	3,987		3,987	3,190
	LF	LOAFING SHED	30x15x0			450
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (4.26 x 450)	1,917		1,917	1,534
	LF	LOAFING SHED	20x19x0			380
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>
		Base Cost (4.26 x 380)	1,619		1,619	1,133
	STF	STG FAIR				120
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (4.68 x 120)	562		562	450
	STF	STG FAIR	20x11x0			220
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
		Base Cost (4.68 x 220)	1,030		1,030	618



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.000	192	192	960	960
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.160	113	113	131	131
<b>NTV PST Totals</b>						6.160			1,091	1,091
<b>Total Agland</b>						6.160			1,091	1,091