




# 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> 660093524 <b>Parcel ID</b> 23N14E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-23-14-00620 <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> 304883 RISTO, RONALD F & PAMELA SUE  11830 S 4060 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 11830 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.31 - Acres <b>Sec/Twn/Rng</b> 26 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660093524_001.JPG 4/22/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.43997432 -95.77805035 TR IN E2 SE DESC AS: COMM SE/C; N00-06-38W ALG E/LINE 572.37 TO 98B; N00-06-38W 250'; N89-47-42W 923.76; S00-12-32W 170.64'; S03 55-00W 79.70'; S89-47-42E 930.30' TO POB.																																																																																																																									
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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	



660093524\_001.JPG

4/22/2024

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,380 / 3,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,380
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

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

<b>Multiple Regression</b>	
MRA Code	
Adjusted 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	112.66	Total Misc Impr	+ 19,655
Roofing Adj	+ 5.94	Garage Cost	+ 33,036
Subfloor Adj	+ -4.27	Total RCN	= 524,742
Heat/Cool Adj	+ 17.38	Depreciation ( 11%)	- 57,722
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 467,020
Adj Base Cost	= 139.66	Lot Value	+ 467,020
Total Area	x 3,380	Indicated Value	= 467,020
Adjusted Cost	= 472,051	Value Per SqFt	138.17

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	467,020		
Lot Value			
Indicated Value	467,020	138.17	Per SqFt
Agland Value	1,070		
Site Improvements			
Total Value	468,090	138.49	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PATO	SLAB PORCH - OPEN	112582		538	538	11.40		6,133
PRCH	SLAB PORCH - COVERED	112583		24x5	120	36.17		4,340
PATO	SLAB PORCH - OPEN	112584		24x4	96	15.22		1,461



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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	3,380	1.000	3,380
2	G	1		13	Attached Garage	676	1.000	676
3	M	PATO		13	Open Slab	538	1.000	538
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PATO		13	Open Slab	96	1.000	96
<b>Total Building Area</b>						<b>3,380</b>		<b>3,380</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						



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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
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			5.310	202	202	1,070	1,070
<b>NTV PST Totals</b>						5.310			1,070	1,070
<b>Total Agland</b>						5.310			1,070	1,070