



# 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> 660096985 <b>Parcel ID</b> 23N15E-21-2-00000-000-0003 <b>Cadastral ID</b> 21-23-15-00820 <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> 338346 SAB PROPERTIES LLC  10601 S 4090 RD OOLOGAH OK 74053-0000																																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 10601 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 21 / 23 / 15 / 2 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.45781892 -95.71796060					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																			
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Lot Data	Units-Buildable - OOLOGAH (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		<p>\\tsclient\Y\TOM\RESIDENTIAL VI PHOTOS\2023-06-22\thumbnail      6/22/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	640 / 640
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	640
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	832 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	105.40	<b>Total Misc Impr</b>	+ 13,004
<b>Roofing Adj</b>	+ 5.57	<b>Garage Cost</b>	+ 5,441
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 102,163
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 2%)</b>	- 2,043
<b>Plumbing Adj</b>	+ 9.54	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 100,120
<b>Adj Base Cost</b>	= 130.81	<b>Lot Value</b>	+ 100,120
<b>Total Area</b>	x 640	<b>Indicated Value</b>	= 100,120
<b>Adjusted Cost</b>	= 83,718	<b>Value Per SqFt</b>	156.44

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

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

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation		
<b>Selected Approach</b>	Cost Approach	
<b>Improvements</b>	100,120	
<b>Lot Value</b>		
<b>Indicated Value</b>	100,120	156.44 Per SqFt
<b>Agland Value</b>	16,061	
<b>Site Improvements</b>	12,938	
<b>Total Value</b>	129,119	201.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171172	40x8		320	20.32		6,502
PRCH	Porch	171173	40x8		320	20.32		6,502



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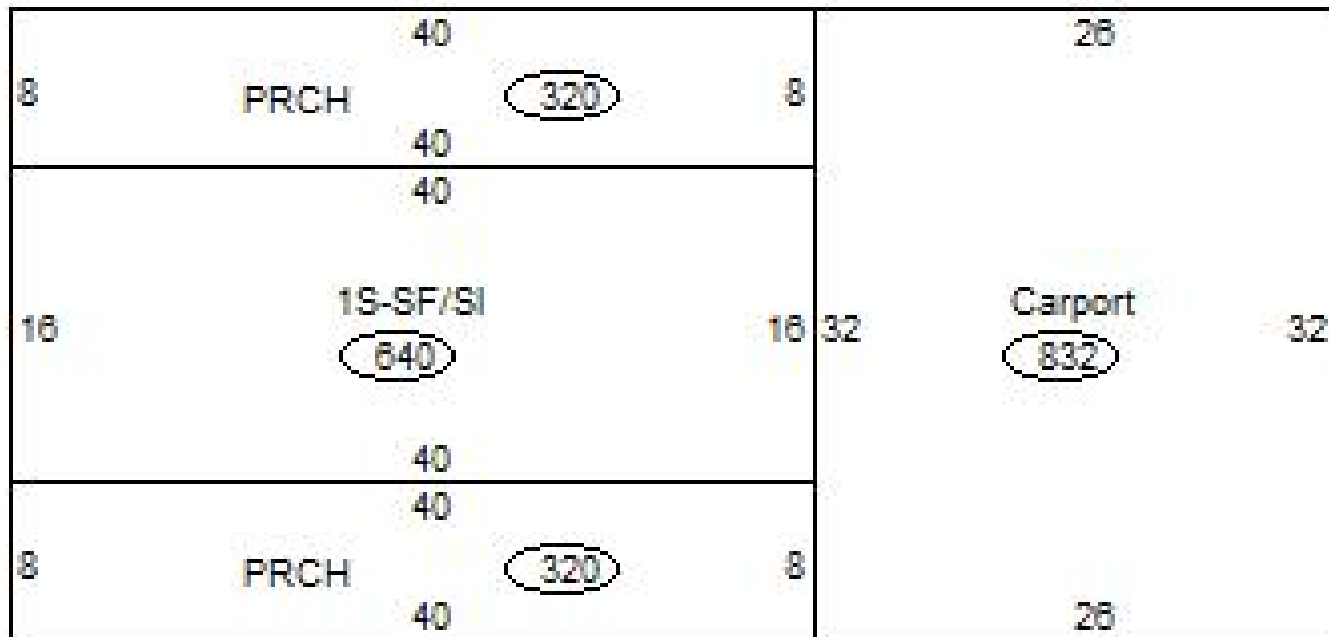
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	640	1.000	640
2	M	PRCH		20	PRCH	320	1.000	320
3	M	PRCH		20	PRCH	320	1.000	320
4	G	3		20	Carport	832	1.000	832
<b>Total Building Area</b>						640		640



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
ASC	Awing/Shelter/Carport	20x20x8	Concrete	Formed Metal	400	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.80 x 400)		1,920	1,920	134	1,786	
LNT0	Lean To - Attached	8x20x8	Concrete	Formed Metal	160	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (15.29 x 160)		2,446	2,446	294	2,152	
SHIP	Shipping/Storage Container	8x20x8	Plank		160	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.25 x 160)		1,000	1,000		1,000	
SHIP	Shipping/Storage Container	8x20x8	Plank		160	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.25 x 160)		1,000	1,000		1,000	
SHIP	Shipping/Storage Container	8x20x8	Plank		160	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 0		
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Base Cost (6.25 x 160)		1,000	1,000		1,000	
SHIP	Shipping/Storage Container	8x20x8	Plank		160	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 0		
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Base Cost (6.25 x 160)		1,000	1,000		1,000	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHIP	Shipping/Storage Container	8x40x8	Plank			320
Qual	3	Cond 3	Year 0	Eff Age 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)	2,000			2,000	2,000

SHIP	Shipping/Storage Container	8x40x8	Plank			320
Qual	3	Cond 3	Year 0	Eff Age 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)	2,000			2,000	2,000



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.000	85	85	592	592
<b>TMBR Totals</b>						7.000			592	592
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			9.460	192	192	1,816	1,816
SO	SOGN SOILS	NTV PST	15			.540	36	36	19	19
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			9.610	113	113	1,084	1,084
<b>NTV PST Totals</b>						19.610			2,919	2,919
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.530	84	84	45	45
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.250	168	168	882	882
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			13.380	224	224	2,997	2,997
VE	VERDIGRIS CLAY LOAM	IMP PST	90			34.230	252	252	8,626	8,626
<b>IMP PST Totals</b>						53.390			12,550	12,550
<b>Total Agland</b>						80.000			16,061	16,061