




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:59:45  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660097718 <b>Parcel ID</b> 23N14E-26-4-00000-000-0002 <b>Cadastral ID</b> 26-23-14-00730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 322922 KROPP, PAUL DAVID & MELISSA KAY  2755 E 400 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 02755 E 400 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.35 - Acres <b>Sec/Twn/Rng</b> 26 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660097718_001.JPG 4/22/2024</p>																																																																																																				
<b>Legal Description</b> Lat/Long: 36.43895556 -95.78147888 S 660' SW SE LESS W 1033' THEREOF.																																																																																																									
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	189,436.00 x .40 = 75,673	
Factor Value		
Adjustments	1.0000	
Lot Value	75,673	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,573 / 3,497
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,573
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,406 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

660097718_001.JPG	4/22/2024
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	495,455	141.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.09	Total Misc Impr	+	7,313			
Roofing Adj	+ 3.78	Garage Cost	+	52,317			
Subfloor Adj	+ -2.47	Total RCN	=	476,263			
Heat/Cool Adj	+ 14.47	Depreciation ( 9%)	-	42,864			
Plumbing Adj	+ 7.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	433,399			
Adj Base Cost	= 119.14	Lot Value	+	75,673			
Total Area	x 3,497	Indicated Value	=	509,072			
Adjusted Cost	= 416,633	Value Per SqFt		145.57			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	433,399		
Lot Value	75,673		
Indicated Value	509,072	145.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	509,072	145.57	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	122541	6x5		30	29.44		883



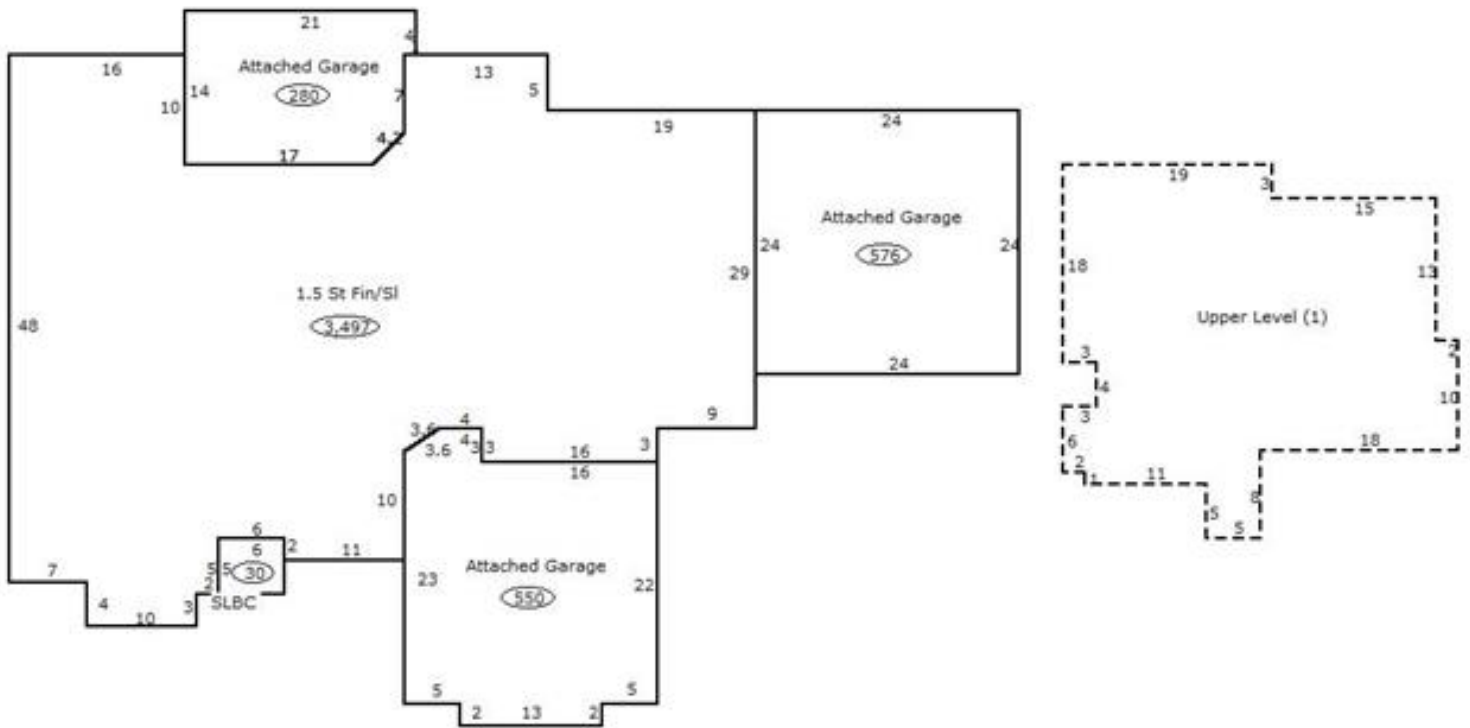
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**Assessment Property Record Card for Tax Year 2026**

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Sketch Image

660097718



**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	2,573	1.359	3,497
2	U	^UL		13	Upper Level (1)	924	1.000	924
3	G	1		13	Attached Garage	576	1.000	576
4	G	1		13	Attached Garage	280	1.000	280
5	M	PRCH		13	SLBC	30	1.000	30
6	G	1		13	Attached Garage	550	1.000	550
<b>Total Building Area</b>						<b>2,573</b>		<b>3,497</b>