



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:04:27
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Assessment Data					Primary Image																																																																																												
Account 660098291 Parcel ID 23N15E-28-3-00000-000-0001 Cadastral ID 28-23-15-01502 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 316525 RAMSEY, JAMES & GEORGIA-TRUSTEES THE DOGWOOD DYNASTY REVOC LIVING TRUST PO BOX 333 OOLOGAH OK 74053-0333 Parcel Location Situs 11825 S 4090 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 28 / 23 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660098291_001.JPG 2/21/2025</p>																																																																																												
Legal Description Lat/Long: 36.44061639 -95.72127904																																																																																																	
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Lot Data	Square-Foot - NBHD 4020 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 9.9188 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 432,061.00 x .43 = 185,563 Factor Value Adjustments 1.0000 Lot Value 185,563		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,791 / 3,109
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,791
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	721 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6

660098291	11/06/24
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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	448,246	144.18	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.22	Total Misc Impr	+	29,086			
Roofing Adj	+ 5.13	Garage Cost	+	41,032			
Subfloor Adj	+ -3.93	Total RCN	=	467,541			
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	28,052			
Plumbing Adj	+ 8.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	439,489			
Adj Base Cost	= 127.83	Lot Value	+	185,563			
Total Area	x 3,109	Indicated Value	=	625,052			
Adjusted Cost	= 397,423	Value Per SqFt		201.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	439,489		
Lot Value	185,563		
Indicated Value	625,052	201.05	Per SqFt
Agland Value			
Site Improvements	1,000		
Total Value	626,052	201.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	139983	426		426	31.55		13,440
PRCH	Porch	139985	7x5		35	33.08		1,158



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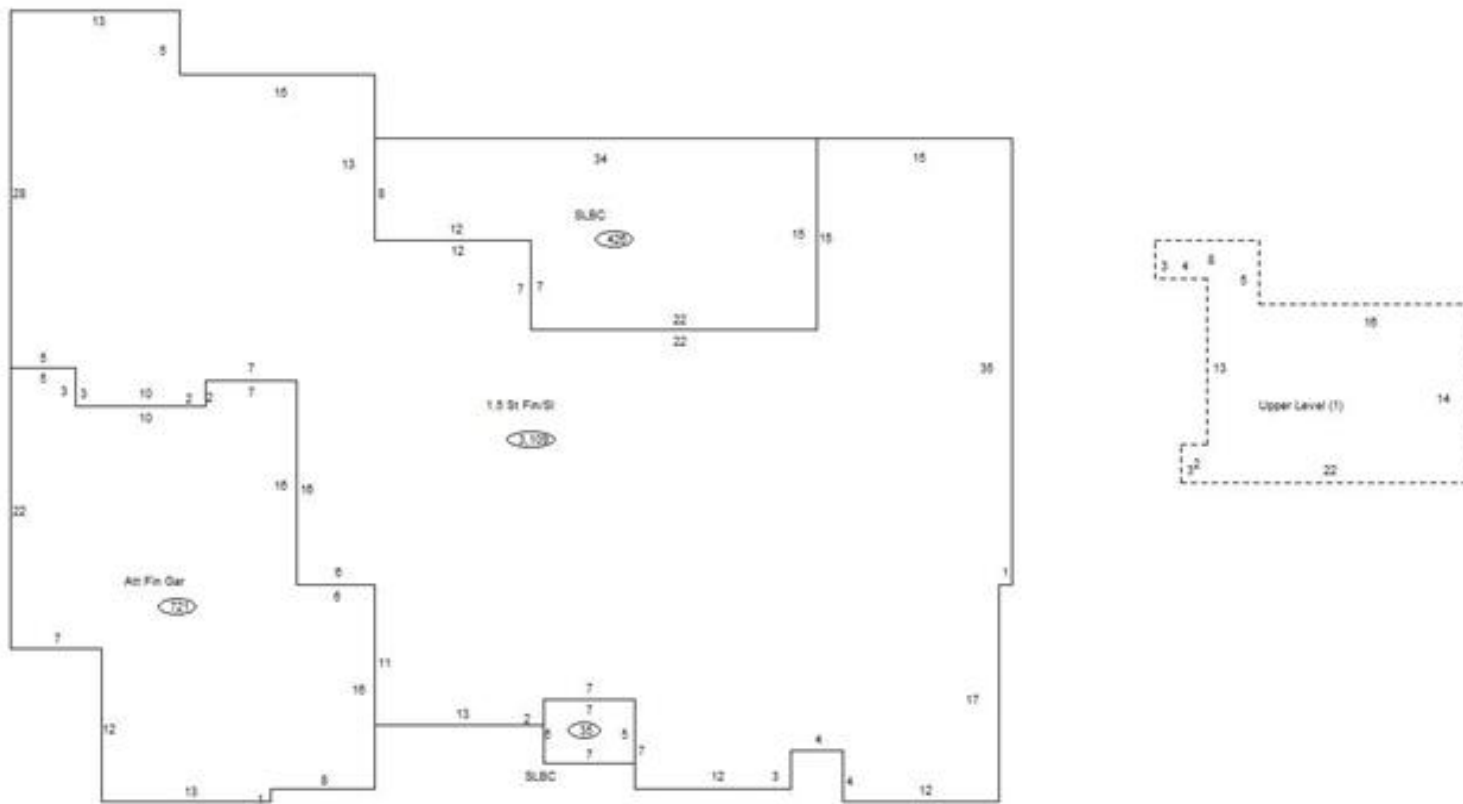
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Sketch Image

660098291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,791	1.114	3,109
2	U	^UL		10	Upper Level (1)	318	1.000	318
3	M	PRCH		10	SLBC	426	1.000	426
4	G	5		10	Att Fin Gar	721	1.000	721
5	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						2,791		3,109



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual	0	Cond	Year	0	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
		Base Cost (6.25 x 160)	1,000		1,000	1,000