



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:21:25
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Assessment Data					Primary Image																																																																																												
Account 660099649 Parcel ID 23N14E-25-3-00000-000-0099 Cadastral ID 25-23-14-01270 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 319430 SEABA, CODY & ANGELA 13413 E 132ND ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 11865 S 4060 RD Subdivision Lot/Block / Parcel Size 28.45 - Acres Sec/Twn/Rng 25 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\2020-7-23\IMG_0128.JPG 7/24/2020</p>																																																																																												
Legal Description Lat/Long: 36.44085983 -95.77459412																																																																																																	
TR DESC AS COMM SW/C SW; N00.0637W 525'; S89.5121E 1332.50'; N00.0839E 453.07'; N48.1920W 351.71'; N59.1236W 832.86'; N50.3450W 389.77'; N89.5503W 57'; S00.0637E 1357.49' TO POB					Building Permits <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>R18</td> <td>R19-SPLIT</td> <td>10/2016</td> <td>12/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R19-SPLIT	10/2016	12/2018																																																																															
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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	1,819 / 3,069
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,819
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	936 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	97.05	Total Misc Impr	+	34,349
Roofing Adj	+ 3.66	Garage Cost	+	42,513
Subfloor Adj	+ -2.80	Total RCN	=	456,037
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	27,362
Plumbing Adj	+ 9.33	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	428,675
Adj Base Cost	= 123.55	Lot Value	+	
Total Area	x 3,069	Indicated Value	=	428,675
Adjusted Cost	= 379,175	Value Per SqFt		139.68

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	428,675		
Lot Value			
Indicated Value	428,675	139.68	Per SqFt
Agland Value	5,736		
Site Improvements			
Total Value	434,411	141.55	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	139522	24x7		168	32.45		5,452
PATO	SLAB PORCH - OPEN	139523	12x12		144	13.87		1,997
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	139524	15x13		195	35.69		6,960
PRCH	SLAB PORCH - COVERED	139526	24x7		168	32.45		5,452



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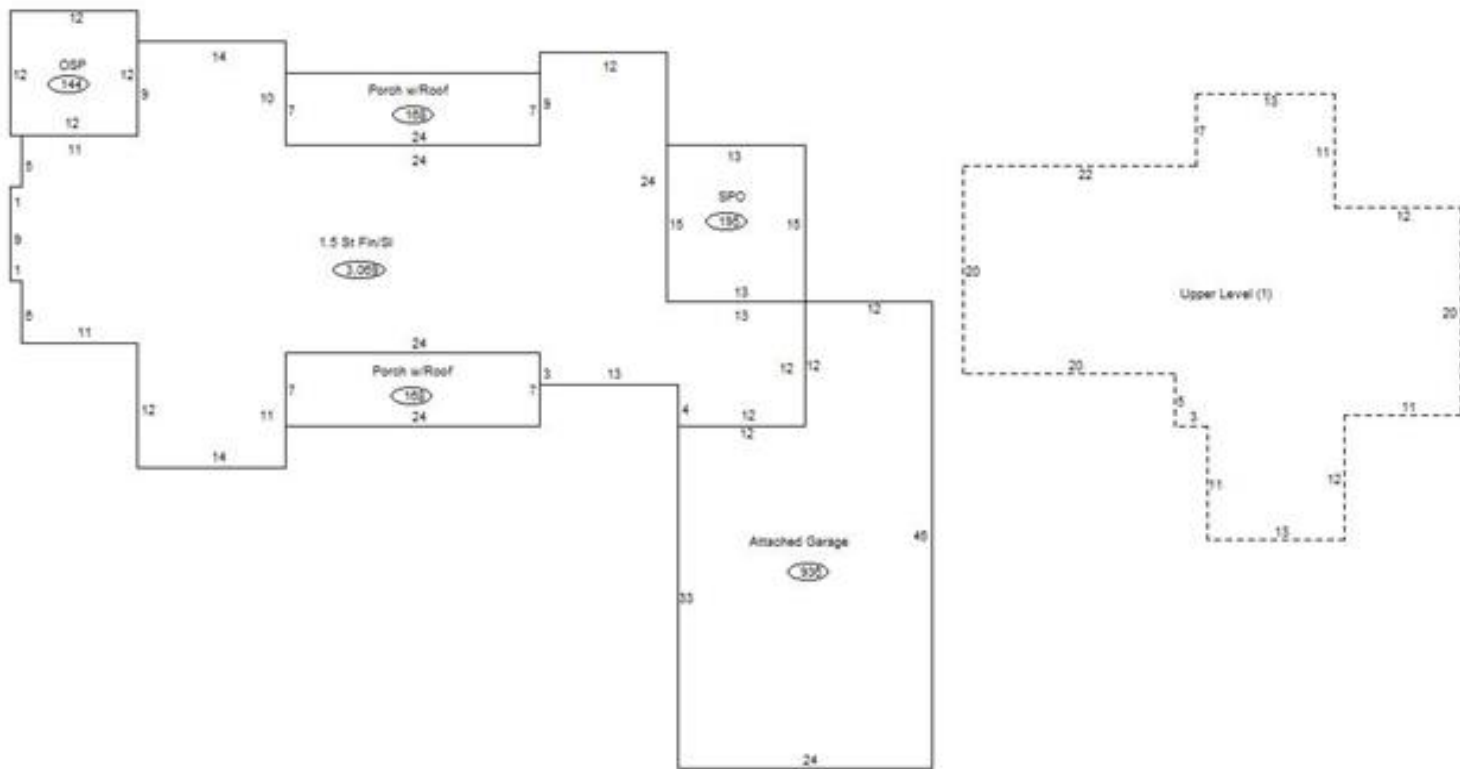
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,819	1.687	3,069
2	M	PRCH		13	SLBC	168	1.000	168
3	M	PATO		13	Open Slab	144	1.000	144
4	M	EPKS		13	Screen Porch	195	1.000	195
5	G	1		13	Attached Garage	936	1.000	936
6	M	PRCH		13	SLBC	168	1.000	168
7	U	^UL		13	Upper Level (1)	1,250	1.000	1,250
Total Building Area						1,819		3,069



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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			28.450	202	202	5,736	5,736
NTV PST Totals						28.450			5,736	5,736
Total Agland						28.450			5,736	5,736