



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
Account 660099660 Parcel ID 22N14E-12-3-00000-000-0100 Cadastral ID 12-22-14-02530 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 326575 SABHARWALL, THOMAS JASON E & AMBER D 3428 E 426 RD OOLOGAH OK 74053-0000 Parcel Location Situs 03428 E 426 RD Subdivision Lot/Block / Parcel Size 3.33 - Acres Sec/Twn/Rng 12 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																	
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	3.2997		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	143,737.00 x .69 =	99,749	
Factor Value			
Adjustments	1.0000		
Lot Value	99,749		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Veneer, Masonry
Base/Total Area	2,398 / 2,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,398
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	812 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	356,170 148.53 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	369,078
Lot Value	99,749
Indicated Value	468,827 195.51 Per SqFt
Agland Value	
Site Improvements	
Total Value	468,827 195.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.82	Total Misc Impr	+ 20,842
Roofing Adj	+ 5.20	Garage Cost	+ 37,872
Subfloor Adj	+ -3.40	Total RCN	= 392,636
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 23,558
Plumbing Adj	+ 13.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 369,078
Adj Base Cost	= 139.25	Lot Value	+ 99,749
Total Area	x 2,398	Indicated Value	= 468,827
Adjusted Cost	= 333,922	Value Per SqFt	195.51

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	137927	21x13		273	28.56		7,797
PATO	SLAB PORCH - OPEN	137928	21x12		252	10.91		2,749
PRCH	SLAB PORCH - COVERED	137929	133		133	29.07		3,866



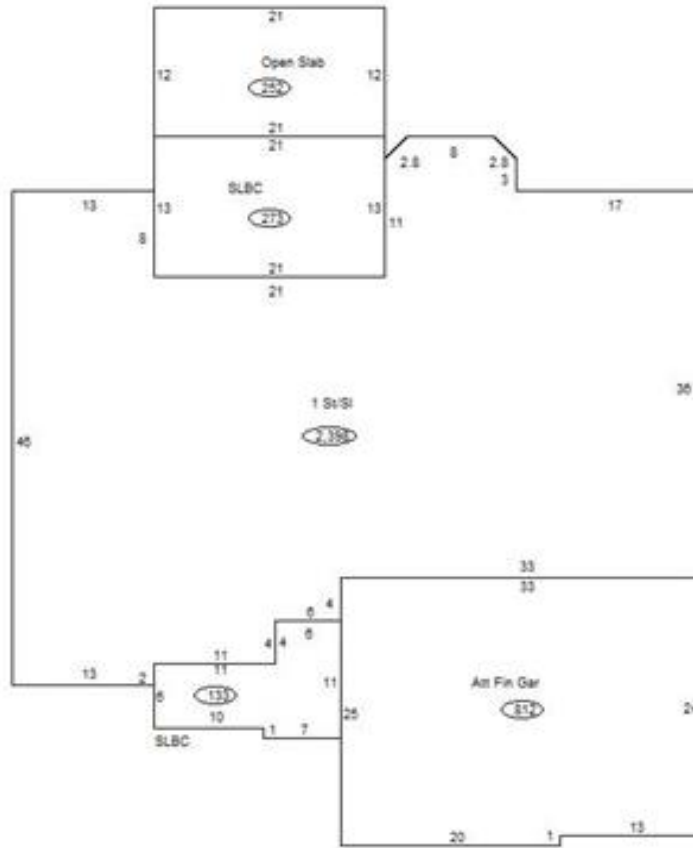
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Sketch Image

660099660



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,398	1.000	2,398
2	G	5		13	Att Fin Gar	812	1.000	812
3	M	PRCH		13	SLBC	273	1.000	273
4	M	PATO		13	Open Slab	252	1.000	252
5	M	PRCH		13	SLBC	133	1.000	133
Total Building Area						2,398		2,398