



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:21:49
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099716 Parcel ID 0000000-00-000167-001-0004 Cadastral ID 35-23-14-01730 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 324400 KILPATRICK, L CHRISTOPHER & SHELLI RENEE CO-TRUSTEES 12401 OCALA ST OOLOGAH OK 74053-0000																																																																																									
Parcel Location Situs 12401 OCALA ST Subdivision CLEAR CREEK AT WOODSIDE PHASE III Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																									
Legal Description Lot/Long: 36.43351094 -95.78155760					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>R24 441</td> <td>NEW RMA 740 SQ FT</td> <td>12/2024</td> <td>11/2025</td> <td>80,900</td> </tr> <tr> <td>P18 00036</td> <td>R19- NEW POOL</td> <td>08/2018</td> <td>12/2018</td> <td>35,000</td> </tr> <tr> <td>R2016 11 14</td> <td>R18-NEW 2844 SQ FT SFR</td> <td>11/2016</td> <td>11/2017</td> <td>325,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 441	NEW RMA 740 SQ FT	12/2024	11/2025	80,900	P18 00036	R19- NEW POOL	08/2018	12/2018	35,000	R2016 11 14	R18-NEW 2844 SQ FT SFR	11/2016	11/2017	325,000																																																												
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Date 04/18/2026
 Time 09:21:49
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	260	x	200
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.378		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	60,025.00 x 1.44 = 86,641		
Factor Value			
Adjustments	1.0000		
Lot Value	86,641		



660099716_001.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,434 / 3,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,434
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	1,754 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	631,487	183.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	117,110		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.45	Total Misc Impr	+ 38,432
Roofing Adj	+ 5.49	Garage Cost	+ 84,911
Subfloor Adj	+ -4.02	Total RCN	= 582,778
Heat/Cool Adj	+ 17.38	Depreciation (7%)	- 40,794
Plumbing Adj	+ 10.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 541,984
Adj Base Cost	= 133.79	Lot Value	+ 86,641
Total Area	x 3,434	Indicated Value	= 628,625
Adjusted Cost	= 459,435	Value Per SqFt	183.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	541,984		
Lot Value	86,641		
Indicated Value	628,625	183.06	Per SqFt
Agland Value			
Site Improvements	20,100		
Total Value	648,725	188.91	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	135842	42x10		420	34.81		14,620
PRCH	SLAB PORCH - COVERED	135843	114		114	36.21		4,128
PRCH	SLAB PORCH - COVERED	135844	24x4		96	36.32		3,487
GRAT	Garage - Attached	178226	12x11		132	64.21		8,476



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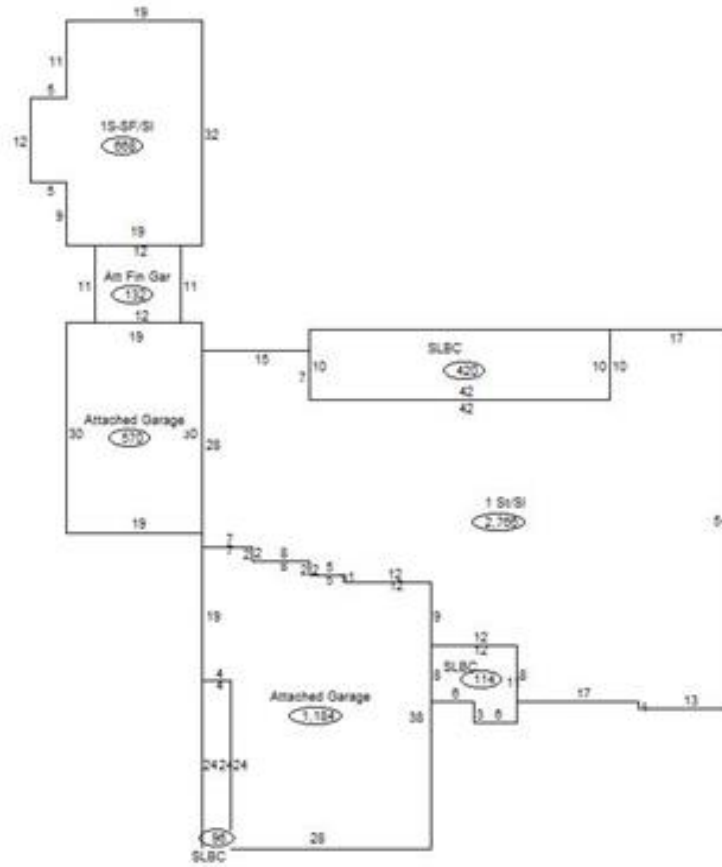
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Date 04/18/2026
 Time 09:21:49
 Page 3

Sketch Image

660099716



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,766	1.000	2,766
2	G	1		20	Attached Garage	570	1.000	570
3	G	1		20	Attached Garage	1,184	1.000	1,184
4	M	PRCH		20	SLBC	420	1.000	420
5	M	PRCH		20	SLBC	114	1.000	114
6	M	PRCH		20	SLBC	96	1.000	96
7	R	1	Slab	20	1S-SF/SI	668	1.000	668
8	G	5		20	Att Fin Gar	132	1.000	132
Total Building Area						3,434		3,434



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 Page 4

660099716

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual 3	Cond 3	Year 2018	Eff Age 6			
		Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	9,900	20,100
		TNCT	Tennis Court	0x0x0			
		Qual	Cond	Year	Eff Age		
			0				
			0				
			0				
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (49,800.00 x)					