



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:21:51
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Assessment Data					Primary Image																																																																																				
Account 660099717 Parcel ID 0000000-00-000167-001-0005 Cadastral ID 35-23-14-01740 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 343924 SAWYER, CAMERON S & SARAH N 12405 OCALA ST OOLOGAH OK 74053-0000 Parcel Location Situs 12405 OCALA ST Subdivision CLEAR CREEK AT WOODSIDE PHASE III Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660099717_002.JPG 6/17/2024</p>																																																																																				
Legal Description Lat/Long: 36.43293231 -95.78136168 LOT 5 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE III																																																																																									
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Lot Data		Square-Foot - NBHD 1021 #1
Lot Size	260 x 200	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.1141	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	48,530.00 x 1.67 = 80,893	
Factor Value		
Adjustments	1.7107	
Lot Value	138,381	



660099717_002.JPG

6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,027 / 3,294
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,027
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	786 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	590,333	179.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.11	Total Misc Impr	+ 30,082
Roofing Adj	+ 3.96	Garage Cost	+ 38,050
Subfloor Adj	+ -2.84	Total RCN	= 502,149
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 40,172
Plumbing Adj	+ 8.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 461,977
Adj Base Cost	= 131.76	Lot Value	+ 138,381
Total Area	x 3,294	Indicated Value	= 600,358
Adjusted Cost	= 434,017	Value Per SqFt	182.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	461,977		
Lot Value	138,381		
Indicated Value	600,358	182.26	Per SqFt
Agland Value			
Site Improvements	83,004		
Total Value	683,362	207.46	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	7,721.18		15,442
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	130427	7x6		42	36.53		1,534
PRCH	SLAB PORCH - COVERED	130428	25x15		375	34.95		13,106

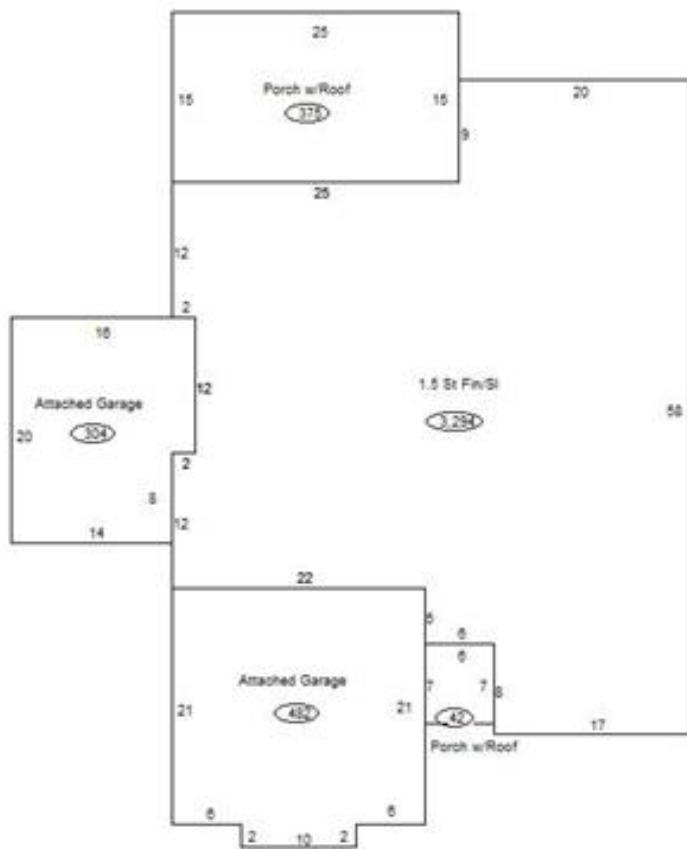


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Sketch Image

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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	2,027	1.625	3,294
2	U	^UL		13	Upper Level (1)	1,267	1.000	1,267
3	G	1		13	Attached Garage	482	1.000	482
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PRCH		13	SLBC	375	1.000	375
6	G	1		13	Attached Garage	304	1.000	304
Total Building Area						2,027		3,294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary Base Cost (28.37 x 2,400) 68,088		Modifier Total	RCN 68,088	Depr (9% Phys/ % Func) 6,128	RCNLD 61,960
	LNT0	LEAN TO - ATTACHED	12x12x0			144
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary Base Cost (9.50 x 144) 1,368		Modifier Total	RCN 1,368	Depr (31% Phys/ % Func) 424	RCNLD 944
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (33% Phys/ % Func) 9,900	RCNLD 20,100