



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:22:06  
Page 1

Assessment Data				Primary Image																																																																																					
<b>Account</b> 660099725 <b>Parcel ID</b> 0000000-00-000167-002-0007 <b>Cadastral ID</b> 35-23-14-01810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 337425 BROADDRICK, MATTHEW & JULIE VANG BROADDRICK  12420 LYNWOOD LN OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 12420 LYNWOOD LN <b>Subdivision</b> CLEAR CREEK AT WOODSIDE PHASE III <b>Lot/Block</b> 0007 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 5 <b>Neighborhood</b> 1021 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS				<div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span><b>660099725</b></span> <span><b>06/04/24</b></span> </div> <p>660099725_001.JPG 6/17/2024</p>																																																																																					
<b>Legal Description</b> Lot/Long: 36.43168217 -95.78427944																																																																																									
<b>LOT 7 BLOCK 2 CLEAR CREEK AT WOODSIDE PHASE III</b>				<b>Building Permits</b> <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>R21</td> <td>R23- POSS NEW SFR PER MRTGE PPI</td> <td>04/2021</td> <td>06/2022</td> <td>360,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21	R23- POSS NEW SFR PER MRTGE PPI	04/2021	06/2022	360,000																																																																						
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	260 x 200		
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0971		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,790.00 x 1.68 = 80,523		
Factor Value			
Adjustments	0.8445		
Lot Value	68,002		



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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	100% Veneer, Masonry
Base/Total Area	2,955 / 2,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,955
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	472 Detached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	384,291	130.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	396,270 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.43	Total Misc Impr	+ 31,560
Roofing Adj	+ 5.03	Garage Cost	+ 27,178
Subfloor Adj	+ -3.22	Total RCN	= 436,151
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	- 13,085
Plumbing Adj	+ 6.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 423,066
Adj Base Cost	= 127.72	Lot Value	+ 68,002
Total Area	x 2,955	Indicated Value	= 491,068
Adjusted Cost	= 377,413	Value Per SqFt	166.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	423,066		
Lot Value	68,002		
Indicated Value	491,068	166.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	491,068	166.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GRAT	Garage - Attached	154154	15x14		210	50.37		10,578
PRCH	Slab Porch - Covered	154155	395		395	28.17		11,127
PRCH	Slab Porch - Covered	154156	348		348	28.32		9,855
FPR1	Fireplace - Residential 1 Story					6,429.63		



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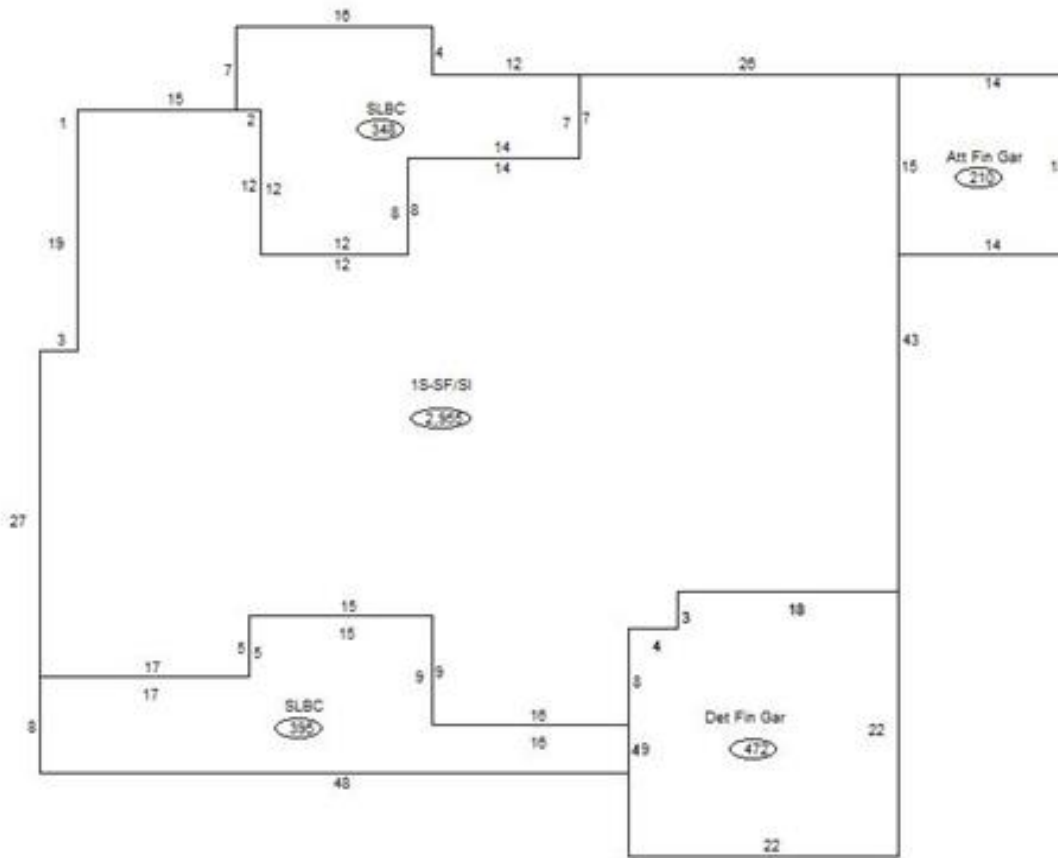
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### Sketch Image

660099725



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,955	1.000	2,955
2	G	6		13	Det Fin Gar	472	1.000	472
3	G	5		13	Att Fin Gar	210	1.000	210
4	M	PRCH		13	SLBC	395	1.000	395
5	M	PRCH		13	SLBC	348	1.000	348
<b>Total Building Area</b>						2,955		2,955