




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:29:55
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Assessment Data					Primary Image																																																																																				
Account 660100269 Parcel ID 22N15E-05-4-00000-000-0002 Cadastral ID 05-22-15-00820 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 344377 BROWN, RYAN 5447 E 420 RD OOLOGAH OK 74053-0000 Parcel Location Situs 05447 E 420 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 22 / 15 / 4 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p style="text-align: right; color: orange;">04/05/2023</p> <p>\\tsclient\T\ROB STUFF\2023-4-5\IMG_0006.JPG 4/5/2023</p>																																																																																				
Legal Description Lat/Long: 36.41076882 -95.73310944 TR IN SE SW DESC 2618-114 AS COMM SE/C SW; S88.4004W 328.49' TO POB; S88.4004W 330.23'; N01.1116W 1319.05'; N88.3848E 330.23'; S01.1116E 1319.17' 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>R21 000450</td> <td>R23- 30X80 ADD-ON</td> <td>12/2021</td> <td>04/2023</td> <td>190,000</td> </tr> <tr> <td>R19 000117</td> <td>R20- NEW 40X60 DTCH ACC BLDG</td> <td>04/2019</td> <td>06/2019</td> <td>36,000</td> </tr> <tr> <td>R2017 05 10</td> <td>R19- NEW SFR 1500 SQ FT</td> <td>11/2017</td> <td>04/2018</td> <td>45,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000450	R23- 30X80 ADD-ON	12/2021	04/2023	190,000	R19 000117	R20- NEW 40X60 DTCH ACC BLDG	04/2019	06/2019	36,000	R2017 05 10	R19- NEW SFR 1500 SQ FT	11/2017	04/2018	45,000																																																							
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Lot Data	Square-Foot - NBHD 6010 #1
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Square-Foot
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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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% Frame, Siding, Metal
Base/Total Area	3,900 / 3,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,900
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,400 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	515,230
Lot Value	
Indicated Value	515,230 132.11 Per SqFt
Agland Value	1,680
Site Improvements	
Total Value	516,910 132.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.94	Total Misc Impr	+ 9,950
Roofing Adj	+ 5.31	Garage Cost	+ 111,936
Subfloor Adj	+ -2.98	Total RCN	= 548,117
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 32,887
Plumbing Adj	+ 4.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 515,230
Adj Base Cost	= 109.29	Lot Value	+ 515,230
Total Area	x 3,900	Indicated Value	= 515,230
Adjusted Cost	= 426,231	Value Per SqFt	132.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156718	10x6		60	29.34		1,760
PRCH	Slab Porch - Covered	156719	10x6		60	29.34		1,760
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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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	1	Slab	20	1S-SF/SI	3,900	1.000	3,900
2	G	5		20	Att Fin Gar	2,400	1.000	2,400
3	M	PRCH		20	SLBC	60	1.000	60
4	M	PRCH		20	SLBC	60	1.000	60
Total Building Area						3,900		3,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.000	0	168	0	0
IMP PST Totals						10.000			0	0
Total Agland						10.000			0	0