



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 660100278 Parcel ID 23N14E-25-3-00000-000-00100 Cadastral ID 25-23-14-01291 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323163 PHILLIPS, MATTHEW C & ANGELA D 3167 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 03167 E 400 RD Subdivision Lot/Block / Parcel Size 4.34 - Acres Sec/Twn/Rng 25 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																									
Legal Description Lat/Long: 36.43875397 -95.77344058																																																																																									
TR DESC AS COMM SW/C SW; S89.5121E 720.12' TO POB; S89.5121E 360.06'; N00.0839E 525'; N89.5121W 360.83'; S00.0334W 525' 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 000312</td> <td>R23- NEW 60X40 DTCH ACC BLDG</td> <td>08/2021</td> <td>06/2022</td> <td>60,000</td> </tr> <tr> <td>R2017 06 4</td> <td>R18-NEW 2489 SQ FT SFR</td> <td>06/2017</td> <td>11/2017</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000312	R23- NEW 60X40 DTCH ACC BLDG	08/2021	06/2022	60,000	R2017 06 4	R18-NEW 2489 SQ FT SFR	06/2017	11/2017	225,000																																																																	
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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	189,683.00 x .40 = 75,735				
Factor Value					
Adjustments	1.0000				
Lot Value	75,735				
Residential Data					
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	3 - Average				
Architecture					
Style	100% 1 1/2 Story Finished				
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood				
Base/Total Area	1,863 / 2,177				
Style	100% 1 1/2 Story Finished				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,863				
Fixture/RghIn	14 /				
Bed/F/H Bath	4 / 3.0 /				
Basement Area					
Garage Type	506 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	2017 / 7				
Cost Approach		Manual : 01/2025			
Base Cost	97.49	Total Misc Impr	+	8,840	
Roofing Adj	+ 4.08	Garage Cost	+	16,086	
Subfloor Adj	+ -1.94	Total RCN	=	288,865	
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	20,221	
Plumbing Adj	+ 8.97	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	268,644	
Adj Base Cost	= 121.24	Lot Value	+	75,735	
Total Area	x 2,177	Indicated Value	=	344,379	
Adjusted Cost	= 263,939	Value Per SqFt		158.19	
GRM Approach					
GRM Code					
Gross Rent	0.00				
Indicated Value					
Multiple Regression					
MRA Code	1 Test				
Adusted R	0.8445				
Indicated Value	401,924	184.62	Per SqFt		
Direct Comparables					
Selection Model	A Adam Test				
Adjustment Model	A2 AO Test				
Comparables					
Indicated Value					
Value Reconciliation					
Selected Approach	Cost Approach				
Improvements	268,644				
Lot Value	75,735				
Indicated Value	344,379	158.19	Per SqFt		
Agland Value					
Site Improvements	121,001				
Total Value	465,380	213.77	Total Value Per SqFt		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136349	284		284	26.04		7,395
PRCH	SLAB PORCH - COVERED	136350	9x6		54	26.76		1,445



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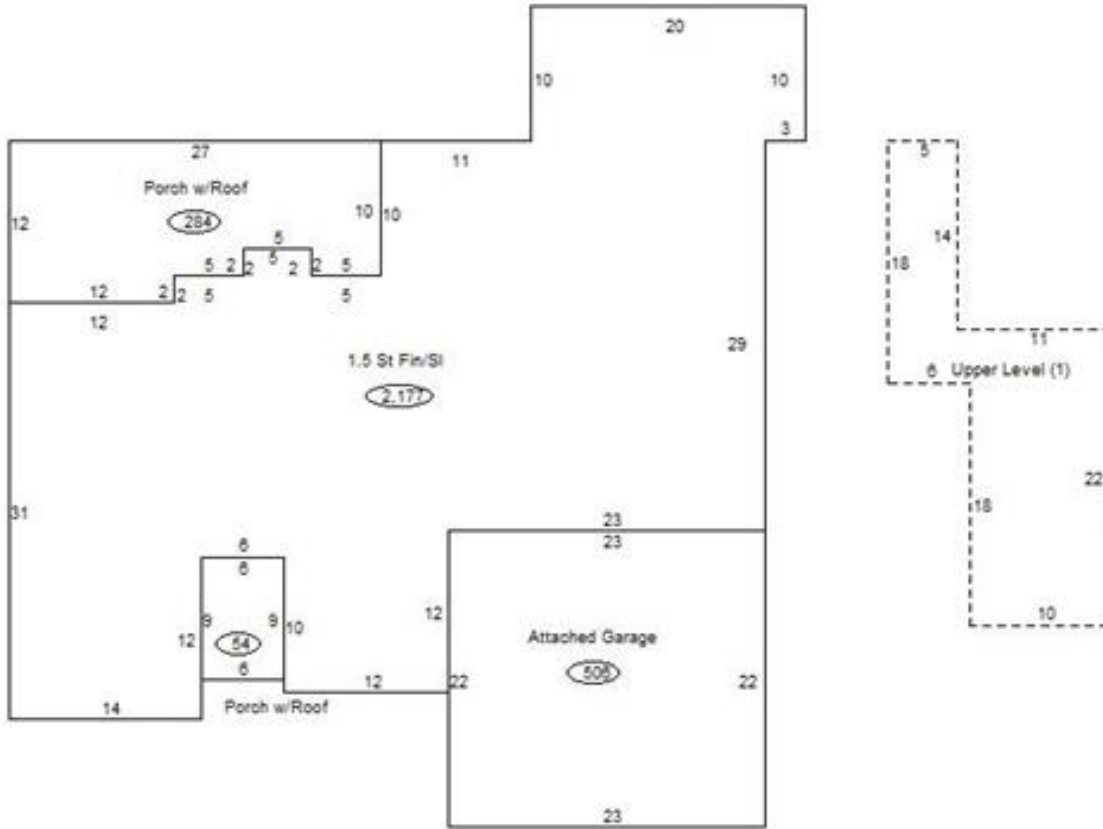
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Sketch Image

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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	1,863	1.169	2,177
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	284	1.000	284
4	M	PRCH		13	SLBC	54	1.000	54
5	U	^UL		13	Upper Level (1)	314	1.000	314
Total Building Area						1,863		2,177



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building	40x60x0		Formed Metal	2,400	
Qual	5	Cond 4	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (35.96 x 2,400)		86,304	86,304	2,589	83,715	
PRCH	Slab Porch - Covered	20x60x0			1,200	
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (23.95 x 1,200)		28,740	28,740	4,311	24,429	
PRCH	Slab Porch - Covered	10x60x0			600	
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (25.21 x 600)		15,126	15,126	2,269	12,857	