



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 660100359 Parcel ID 23N15E-07-1-00000-000-0002 Cadastral ID 07-23-15-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 325764 BREWSTER, JOHNATHAN COLE & HEATHER M 4250 E 360 RD TALALA OK 74080-0000 Parcel Location Situs 04250 E 360 RD Subdivision Lot/Block / Parcel Size 16.85 - Acres Sec/Twn/Rng 7 / 23 / 15 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\11192020\IMG_0013.JPG 11/19/2020</p>																													
Legal Description Lat/Long: 36.49438812 -95.75228579																																		
TR DESC 2019-013412 AS COMM NE/C SW SEC; S01.3742E 993.05'; S88.5516W 439.23' TO POB; S88.5516W 771.38'; N01.3323W 905.28'; N88.2656E 770.59'; S01.3617E 911.64' 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>P21 000017</td> <td>R22- NEW POOL</td> <td>03/2021</td> <td>12/2021</td> <td>45,000</td> </tr> <tr> <td>R18</td> <td>R21-SPLIT</td> <td>07/2017</td> <td>11/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000017	R22- NEW POOL	03/2021	12/2021	45,000	R18	R21-SPLIT	07/2017	11/2020											
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Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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/	HIGHFILL PROPERTIES LLC	09/26/2019	95,000	YES																														
2634/411	HAYNES FAMILY TRUST	05/18/2017	121,000	YES																														
Parcel Valuation																																		
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate 108.182	Current Tax																										
Remove Cap 2020		Land Value 2,426		2,426	11%	267	Assessed 71,301	7,713.45																										
Year Frozen		Improvements 651,688		645,767		71,034	Penalty 0																											
Uncapped Value 0		Mobile Home 0		0		0	Exemption 1,000	-94.00																										
TIF Project ID 0		Total Value 654,114		648,193		71,301	Total Taxable 70,301	7,619.00																										
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660100359	BREWSTER, JOHNATHAN COLE &			10	629,314	0	69,225	7,489.00																									
2024	2024-660100359	BREWSTER, JOHNATHAN COLE &			10	639,979	0	70,398	7,373.00																									
2023	2023-660100359	BREWSTER, JOHNATHAN COLE &			10	667,243	0	68,856	7,161.00																									
2022	2022-660100359	BREWSTER, JOHNATHAN COLE &			10	657,133	0	66,851	6,920.00																									
2021	2021-660100359	BREWSTER, JOHNATHAN COLE &			10	555,187	0	61,071	6,367.00																									
2020	2020-660100359	BREWSTER, JOHNATHAN COLE &			10	2,426	0	267	28.00																									
2019	2019-660100359	BREWSTER, JOHNATHAN COLE &			10	2,314	0	255	27.00																									
2018	2018-660100359	HIGHFILL PROPERTIES LLC			10	2,314	0	255	28.00																									
2017	2017-660100359	HIGHFILL PROPERTIES LLC			10	3,754	0	413	47.00																									



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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
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	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,137 / 4,137
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	4,137
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	857 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	548,539
Lot Value	
Indicated Value	548,539 132.59 Per SqFt
Agland Value	2,426
Site Improvements	103,149
Total Value	654,114 158.11 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102,43	Total Misc Impr	+	20,853
Roofing Adj	+ 5.68	Garage Cost	+	39,970
Subfloor Adj	+ -3.11	Total RCN	=	577,410
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	28,871
Plumbing Adj	+ 5.40	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	548,539
Adj Base Cost	= 124.87	Lot Value	+	
Total Area	x 4,137	Indicated Value	=	548,539
Adjusted Cost	= 516,587	Value Per SqFt		132.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148031	578		578	27.67		15,993
PRCH	SLAB PORCH - COVERED	148032	168		168	28.93		4,860



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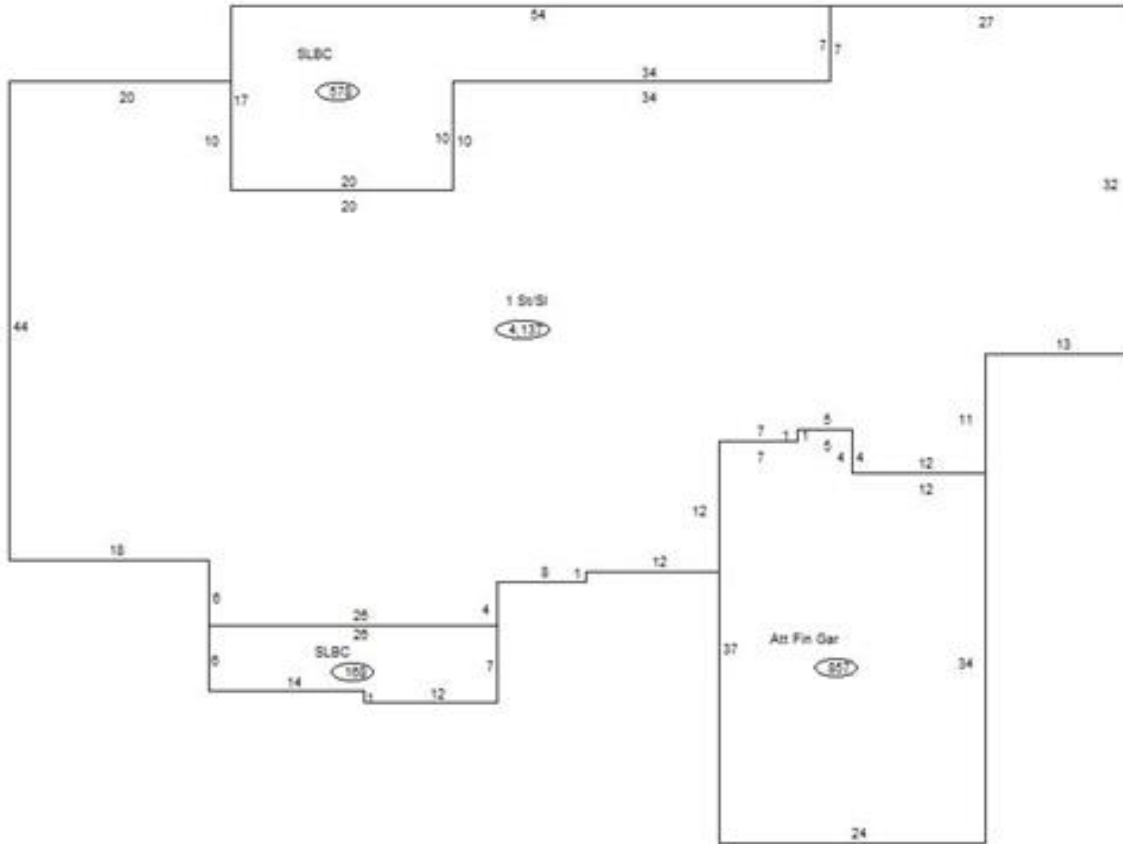
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,137	1.000	4,137
2	G	5		13	Att Fin Gar	857	1.000	857
3	M	PRCH		13	SLBC	578	1.000	578
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						4,137		4,137



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		747	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
	Base Cost (53.96 x 747)		40,308		40,308	8,465	31,843
	RPH	Res. Pool House	20x32x8	Concrete		640	
	Qual	3.5	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)	RCNLD	
	Base Cost (27.50 x 640)		17,600		17,600	704	16,896
	UTIL	Shop Building	42x38x14	Concrete	Formed Metal	1,596	
	Qual	3.5	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (33.75 x 1,596)		53,865		53,865	4,848	49,017
	LNT0	Lean To - Attached	8x20x8	Concrete	Formed Metal	160	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (14.71 x 160)		2,354		2,354	730	1,624
	LNT0	Lean To - Attached	15x42x12	Dirt	Formed Metal	630	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (8.67 x 630)		5,462		5,462	1,693	3,769



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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%	NTV PST	60			16.850	144	144	2,426	2,426
NTV PST Totals						16.850			2,426	2,426
Total Agland						16.850			2,426	2,426