



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:32:06  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660100413 <b>Parcel ID</b> 23N14E-25-3-00000-000-0003 <b>Cadastral ID</b> 25-23-14-01295 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 321976 MCCLELLAN, MICHAEL & TARA  PO BOX 452 OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 03027 E 400 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.34 - Acres <b>Sec/Twn/Rng</b> 25 / 23 / 14 / 3 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.43876511 -95.77588811										\\tsclient\TCASEY\2020-7-23\IMG_0125.JPG 7/24/2020																																																																															
<b>Legal Description</b> TR DESC AS BEG SW/C SW; S89.5121E 360.06'; N00.0132W 525'; N89 5121W 360.83'; S00.0637E 525' TO POB.					<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>R 2017 06 14 R18-</td> <td>NEW CONST</td> <td>11/2017</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R 2017 06 14 R18-	NEW CONST	11/2017	12/2017																																																																							
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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	189,044.00 x .40 = 75,575							
Factor Value								
Adjustments	1.0000							
Lot Value	75,575							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Metal							
Base/Total Area	1,600 / 1,600							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	4 Metal, Preformed							
Area on Slab	1,600							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	1,600 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2017 / 7							
<b>Cost Approach</b>								
<b>Manual : 01/2025</b>								
Base Cost	83.09	Total Misc Impr	+	4,930				
Roofing Adj	+ 4.40	Garage Cost	+	34,896				
Subfloor Adj	+ 0.00	Total RCN	=	193,682				
Heat/Cool Adj	+ 0.76	Depreciation ( 8%)	-	15,495				
Plumbing Adj	+ 7.91	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	178,187				
Adj Base Cost	= 96.16	Lot Value	+	75,575				
Total Area	x 1,600	Indicated Value	=	253,762				
Adjusted Cost	= 153,856	Value Per SqFt		158.60				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	296,955	185.60	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	178,187							
Lot Value	75,575							
Indicated Value	253,762	158.60	Per SqFt					
Agland Value								
Site Improvements								
Total Value	253,762	158.60	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146766	30x8		240	20.54		4,930



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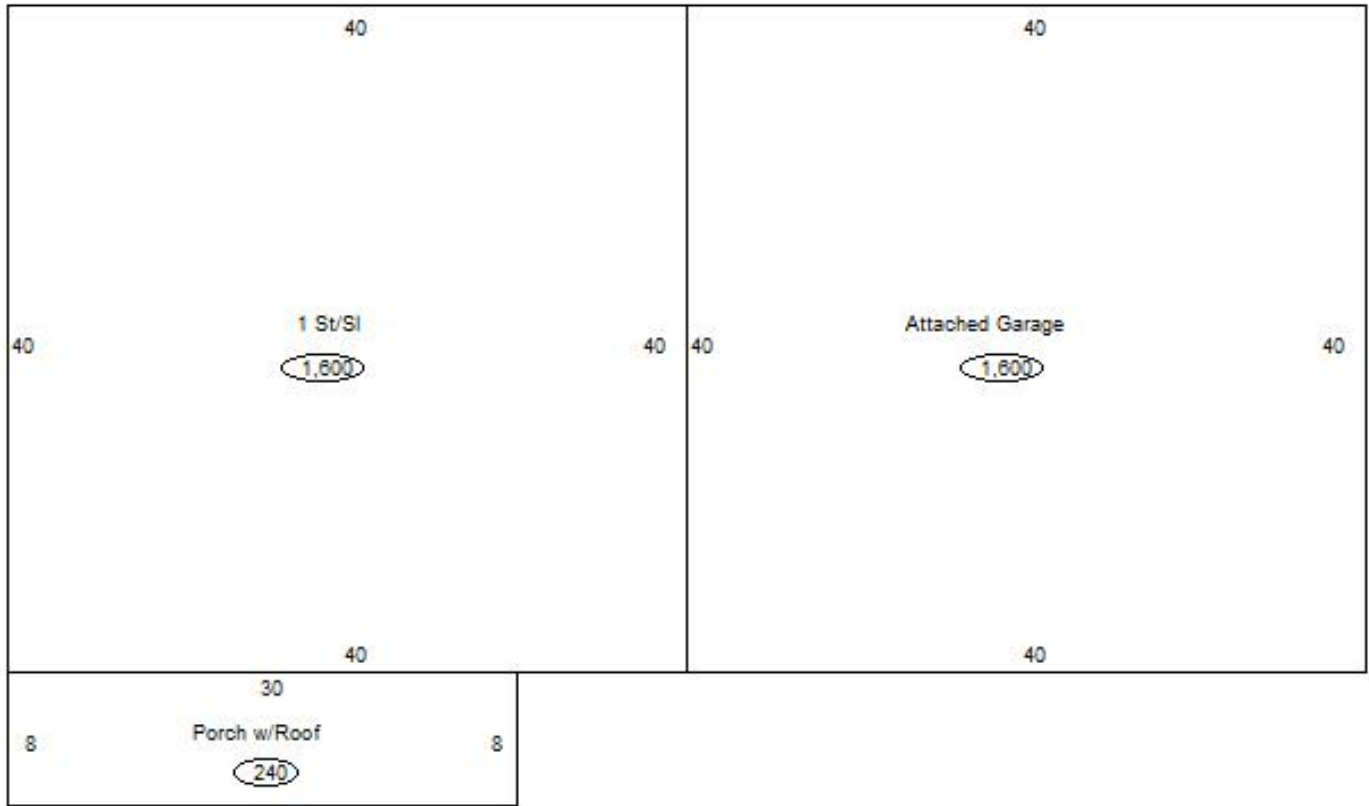
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### Sketch Image

660100413



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,600	1.000	1,600
2	G	1		13	Attached Garage	1,600	1.000	1,600
3	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,600		1,600



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				