



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 660101250 Parcel ID 23N14E-25-4-00000-000-0001 Cadastral ID 25-23-14-01910 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 284824 KANTEN, MELISSA DAWN PO BOX 893 OOLOGAH OK 74053-0000 Parcel Location Situs 11884 S 4070 RD Subdivision Lot/Block / Parcel Size 7.24 - Acres Sec/Twn/Rng 25 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																	
Legal Description Lat/Long: 36.44273097 -95.76027567										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>R20</td> <td>R23- FINISHING UPPER LEVEL</td> <td>02/2020</td> <td>02/2023</td> <td></td> </tr> <tr> <td>R19</td> <td>R20- 911 ADDRESS ASSGND</td> <td>09/2018</td> <td>01/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23- FINISHING UPPER LEVEL	02/2020	02/2023		R19	R20- 911 ADDRESS ASSGND	09/2018	01/2020																																																					
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Lot Data		Square-Foot - NBHD 4030 #1	
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	297,837.00 x .35 = 102,773		
Factor Value			
Adjustments	1.0000		
Lot Value	102,773		



\\tsclient\TCASEY\2020-7-24\IMG_0054.JPG 7/24/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,049 / 2,049
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	209,385 102.19 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	242,131
Lot Value	102,773
Indicated Value	344,904 168.33 Per SqFt
Agland Value	
Site Improvements	3,683
Total Value	348,587 170.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.30	Total Misc Impr	+ 0
Roofing Adj	+ 4.04	Garage Cost	+ 0
Subfloor Adj	+ 1.08	Total RCN	= 232,643
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 11,632
Plumbing Adj	+ 8.65	Lump Sums	+ 21,120
Basement Adj	+ 0.00	RCNLD	= 242,131
Adj Base Cost	= 113.54	Lot Value	+ 102,773
Total Area	x 2,049	Indicated Value	= 344,904
Adjusted Cost	= 232,643	Value Per SqFt	168.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	144327	38x8		304	28.11		8,545
WODC	WOOD DECK - COVERED	144328	448		448	28.07		12,575



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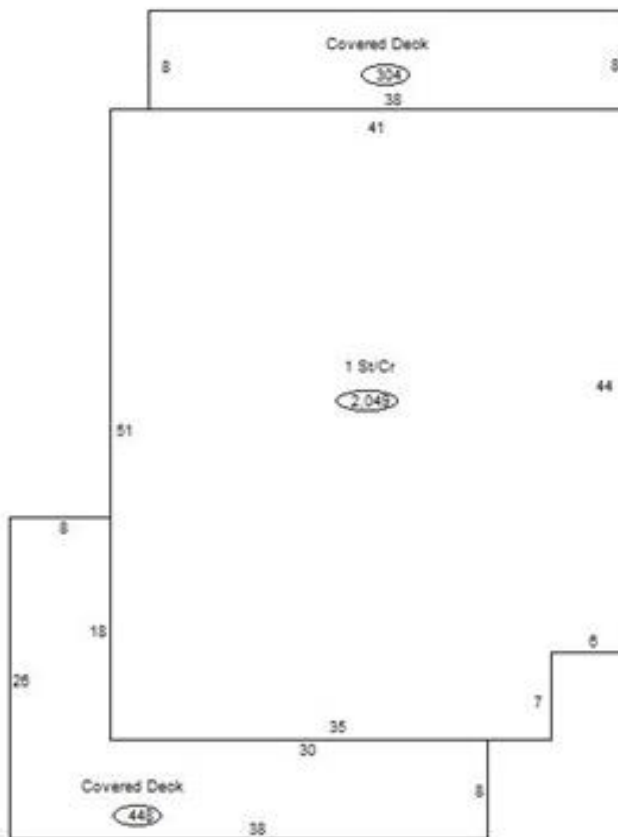
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Sketch Image

660101250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,049	1.000	2,049
2	M	WODC		13	WODC	304	1.000	304
3	M	WODC		13	WODC	448	1.000	448
Total Building Area						2,049		2,049



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x20x0			400
	Qual	3	Cond 3	Year	2019	Eff Age 5
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (11.51 x 400)		4,604		4,604		921
						3,683