



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																															
<b>Account</b> 660101802 <b>Parcel ID</b> 23N15E-19-2-00000-000-0004 <b>Cadastral ID</b> 19-23-15-02321 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 326501 EDWARDS, HEATHER KAY & MATTHEW  PO BOX 945 OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 10035 S 4072 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.21 - Acres <b>Sec/Twn/Rng</b> 19 / 23 / 15 / 2 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG_0206.JPG 6/2/2020</p>																																																																															
<b>Legal Description</b> Lat/Long: 36.46598073 -95.75492879 TR DESC AS 25' SOUTH AND 825' EAST AND 280' SOUTH OF NORTHWEST CORNER GOVT LOT 1 TH EAST 375; S 140; W 375; N 140' TO POB																																																																																				
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,711 / 2,711
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,711
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	534 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	111.60	Total Misc Impr	+	27,264			
Roofing Adj	+ 5.74	Garage Cost	+	32,040			
Subfloor Adj	+ -4.46	Total RCN	=	429,545			
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	-	21,477			
Plumbing Adj	+ 7.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	408,068			
Adj Base Cost	= 136.57	Lot Value	+				
Total Area	x 2,711	Indicated Value	=	408,068			
Adjusted Cost	= 370,241	Value Per SqFt		150.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	408,068		
Lot Value			
Indicated Value	408,068	150.52	Per SqFt
Agland Value	87		
Site Improvements	3,520		
Total Value	411,675	151.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	Porch	143580	50x11		550	31.16		17,138
PATO	Patio - Open	143582	6x4		24	14.39		345
PRCH	Porch	143583	11x7		77	32.95		2,537



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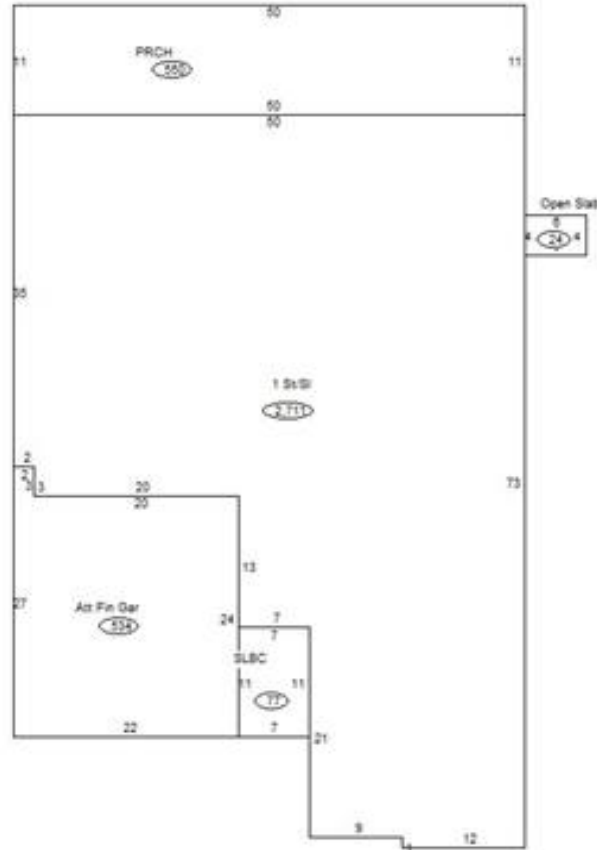
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### Sketch Image

660101802



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,711	1.000	2,711
2	M	PRCH		13	PRCH	550	1.000	550
3	G	5		13	Att Fin Gar	534	1.000	534
4	M	PATO		13	Open Slab	24	1.000	24
5	M	PRCH		13	SLBC	77	1.000	77
<b>Total Building Area</b>						<b>2,711</b>		<b>2,711</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x12x8	Plank	Formed Metal	192
	Qual	3	Cond 3	Year 2019	Eff Age 5	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (23.81 x 192)		4,572		4,572	1,052	3,520



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.210	72	72	87	87
<b>NTV PST Totals</b>						1.210			87	87
<b>Total Agland</b>						1.210			87	87