



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:47:20
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Assessment Data					Primary Image																																																																												
Account 660101840 Parcel ID 22N14E-02-4-00000-000-0002 Cadastral ID 02-22-14-00430 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334467 LONERGAN, BRETT ALLEN & HEATHER LYN 2575 E 420 RD OOLOGAH OK 74053-0000 Parcel Location Situs 02575 E 420 RD Subdivision Lot/Block / Parcel Size 1.26 - Acres Sec/Twn/Rng 2 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																	
Legal Description Lat/Long: 36.40943512 -95.78400819 TR COMM SW/C SE; N88.5458E 330.11' TO POB; N01.3543W 331.98'; N88.5434E 164.91'; S01.3740E 331.99'; S88.5458W 165.11' TO POB.																																																																																	
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.145 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,877.00 x 1.17 = 58,556 Factor Value Adjustments 1.0000 Lot Value 58,556		 <p style="text-align: right; color: orange;">07/20/2021 12:59</p> <p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\07202021\IMG_0011.JPG 7/20/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,355 / 2,788
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,355
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	664 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

Cost Approach				Manual : 01/2025			
Base Cost	97.76	Total Misc Impr	+	17,442			
Roofing Adj	+ 4.95	Garage Cost	+	38,246			
Subfloor Adj	+ -3.90	Total RCN	=	401,846			
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	16,074			
Plumbing Adj	+ 9.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	385,772			
Adj Base Cost	= 124.16	Lot Value	+	58,556			
Total Area	x 2,788	Indicated Value	=	444,328			
Adjusted Cost	= 346,158	Value Per SqFt		159.37			

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	418,274	150.03	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	385,772		
Lot Value	58,556		
Indicated Value	444,328	159.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	444,328	159.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150815	18x14		252	32.09		8,087
PRCH	Slab Porch - Covered	150817	8x8		64	32.99		2,111
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



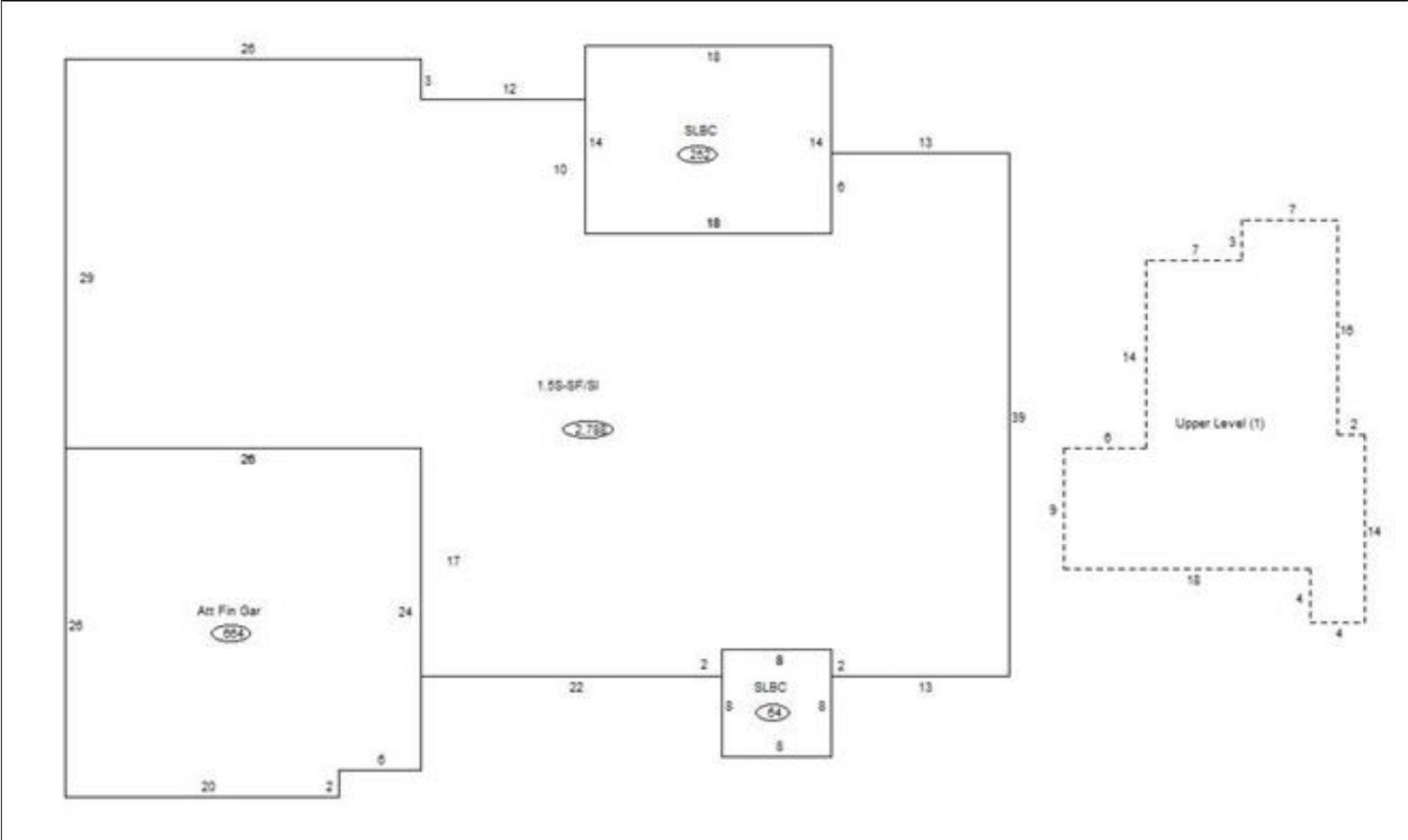
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Sketch Image

660101840



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	2,355	1.184	2,788
2	M	PRCH		10	SLBC	252	1.000	252
3	G	5		10	Att Fin Gar	664	1.000	664
4	M	PRCH		10	SLBC	64	1.000	64
5	U	^UL		10	Upper Level (1)	433	1.000	433
Total Building Area						2,355		2,788