



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:00:00
Page 1

Assessment Data					Primary Image																																																																				
Account 660103200 Parcel ID 22N14E-02-3-00000-001-0001 Cadastral ID 02-22-14-00912 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 296898 ROACH, JAMES BRETT & JENNY S 2055 E 420 RD OOLOGAH OK 74053-0000																																																																									
Parcel Location Situs 02055 E 420 RD Subdivision Lot/Block / Parcel Size 2.49 - Acres Sec/Twn/Rng 2 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																									
Legal Description Lat/Long: 36.40941307 -95.79381393 W 328.91' S2 S2 SW SW					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- SPLIT</td> <td>10/2019</td> <td>05/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23- SPLIT	10/2019	05/2022																																																							
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Lot Data Square-Foot - NBHD 4010 #1		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres 2.3981 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 104,461.00 x .84 = 87,966 Factor Value Adjustments 1.0000 Lot Value 87,966			
Residential Data			
Type 1 Single Family Residence Condition 3 - Average Quality 4 - Good Architecture Style 100% One Story Exterior Wall 85% Veneer, Masonry 15% Frame, Siding, Wood Base/Total Area 2,322 / 2,322 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,322 Fixture/RghIn / Bed/F/H Bath 3 / 2.0 / 1.0 Basement Area Garage Type 612 Attached Garage - Finished Remodel Year/Eff Age 2022 / 3			
GRM Approach			
		GRM Code Gross Rent 0.00 Indicated Value	
		Multiple Regression	
		MRA Code 1 Test Adusted R 0.8445 Indicated Value 370,927 159.74 Per SqFt	
		Direct Comparables	
		Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 112.83 Roofing Adj + 5.88 Subfloor Adj + -4.62 Heat/Cool Adj + 16.31 Plumbing Adj + 7.87 Basement Adj + 0.00 Adj Base Cost = 138.27 Total Area x 2,322 Adjusted Cost = 321,063	Total Misc Impr + 17,817 Garage Cost + 35,637 Total RCN = 374,517 Depreciation (3%) - 11,236 Lump Sums + 0 RCNLD = 363,281 Lot Value + 87,966 Indicated Value = 451,247 Value Per SqFt 194.34	Selected Approach Cost Approach Improvements 363,281 Lot Value 87,966 Indicated Value 451,247 194.34 Per SqFt Agland Value Site Improvements Total Value 451,247 194.34 Total Value Per SqFt	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	154303	20x16		320	31.88	10,202
PRCH	Slab Porch - Covered	154304	237		237	32.13	7,615



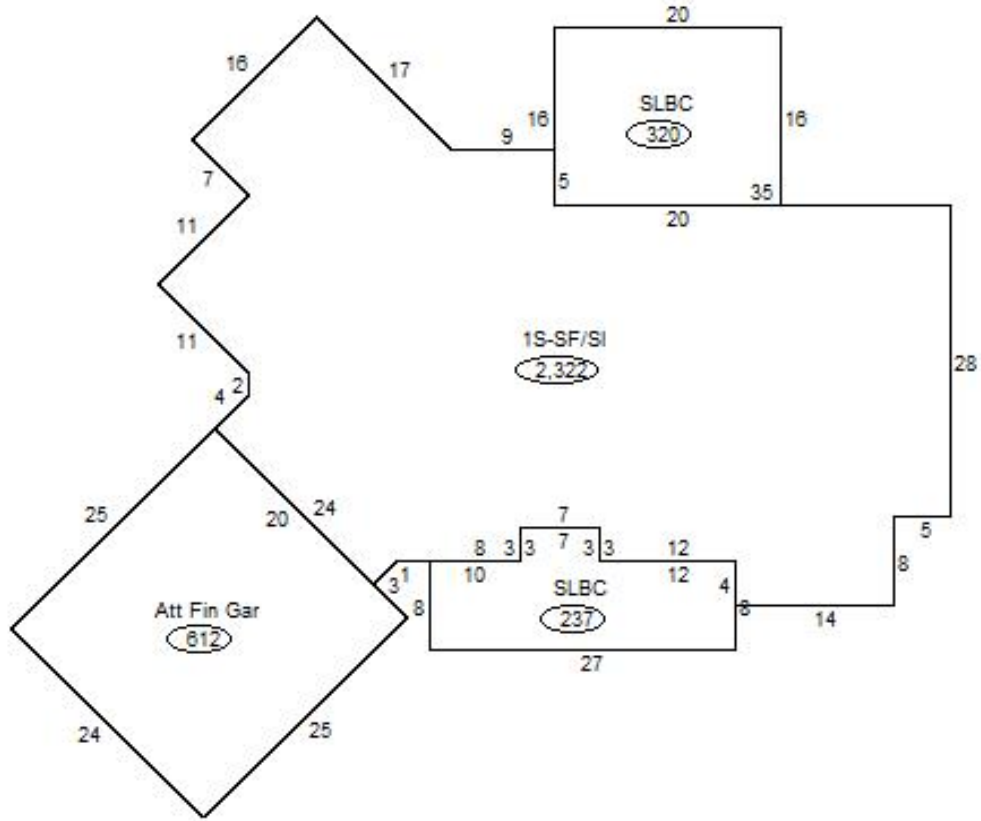
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Sketch Image

660103200



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,322	1.000	2,322
2	G	5		20	Att Fin Gar	612	1.000	612
3	M	PRCH		20	SLBC	320	1.000	320
4	M	PRCH		20	SLBC	237	1.000	237
Total Building Area						2,322		2,322