



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:00:04  
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Assessment Data					Primary Image																																																											
<b>Account</b> 660103203 <b>Parcel ID</b> 22N15E-07-3-00000-001-0000 <b>Cadastral ID</b> 07-22-15-00111 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 332743 JORDAN, JAMES & CHEYANNE TRUST  4595 E 430 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 04595 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 7 / 22 / 15 / 3 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.39771189 -95.74768395																																																																
<b>N 264' E2 SW SW SE</b>					<b>Building Permits</b>																																																											
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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.9659		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	85,633.00 x .45 = 38,758		
Factor Value			
Adjustments	1.0000		
Lot Value	38,758		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,596 / 2,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,596
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	980 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	393,069	151.41	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.14	Total Misc Impr	+ 17,484
Roofing Adj	+ 5.13	Garage Cost	+ 36,466
Subfloor Adj	+ -3.35	Total RCN	= 399,218
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 19,961
Plumbing Adj	+ 8.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 379,257
Adj Base Cost	= 133.00	Lot Value	+ 38,758
Total Area	x 2,596	Indicated Value	= 418,015
Adjusted Cost	= 345,268	Value Per SqFt	161.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	379,257		
Lot Value	38,758		
Indicated Value	418,015	161.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	418,015	161.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	148383	15x6		90	12.93		1,164
PRCH	SLAB PORCH - COVERED	148384	22x12		264	28.59		7,548
PRCH	SLAB PORCH - COVERED	148385	10x8		80	29.27		2,342
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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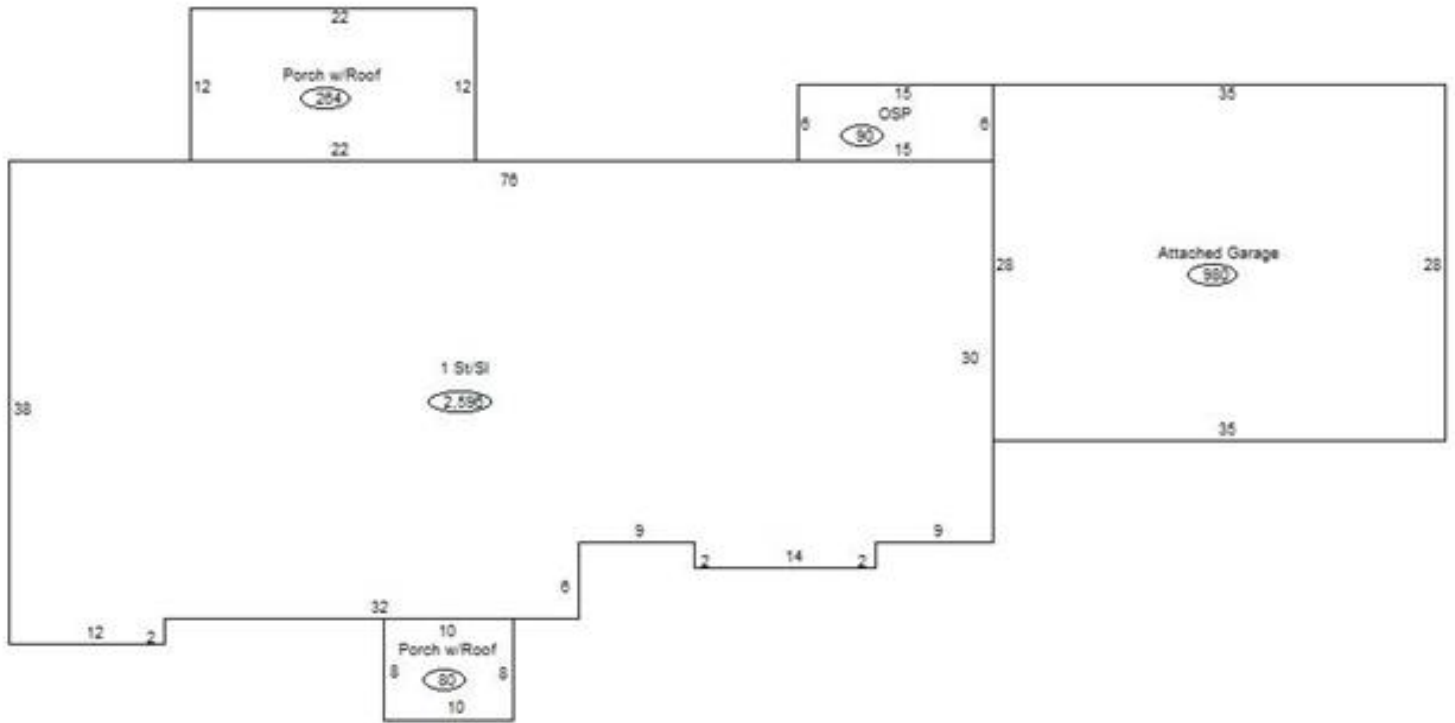
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### Sketch Image

660103203



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,596	1.000	2,596
2	G	1		13	Attached Garage	980	1.000	980
3	M	PATO		13	Open Slab	90	1.000	90
4	M	PRCH		13	SLBC	264	1.000	264
5	M	PRCH		13	SLBC	80	1.000	80
<b>Total Building Area</b>						<b>2,596</b>		<b>2,596</b>