



# 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> 660103279 <b>Parcel ID</b> 23N15E-28-3-00000-001-0000 <b>Cadastral ID</b> 28-23-15-01505 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 31 - OOLOGAH OT/NW FIRE <b>Name ID</b> 332760 JACKSON, KYLE & HEIDI  11965 S 4090 RD OOLOGAH OK 74053-3631  <b>Parcel Location</b> <b>Situs</b> 11965 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.32 - Acres <b>Sec/Twn/Rng</b> 28 / 23 / 15 / 3 <b>Neighborhood</b> 4020 - OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																	
<b>Legal Description</b> Lat/Long: 36.43820940 -95.72128495																																																																	
<b>Legal Description</b> TR DESC AS BEG SW/C SW SW SW; N01.1945W 219.63'; N88.4546E 658.38'; S01.2003E 219.68'; S88.4603W 658.40' TO POB					<b>Building Permits</b> <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>R21</td> <td>R23- SPLIT</td> <td>12/2019</td> <td>10/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- SPLIT	12/2019	10/2022																																															
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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	3.3247		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	144,826.00 x .55 = 79,286		
Factor Value			
Adjustments	1.0000		
Lot Value	79,286		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	3,004 / 3,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,004
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	784 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	436,936	145.45	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	98.30	Total Misc Impr	+ 27,991
Roofing Adj	+ 4.88	Garage Cost	+ 36,566
Subfloor Adj	+ -3.34	Total RCN	= 425,728
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	- 12,772
Plumbing Adj	+ 5.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 412,956
Adj Base Cost	= 120.23	Lot Value	+ 79,286
Total Area	x 3,004	Indicated Value	= 492,242
Adjusted Cost	= 361,171	Value Per SqFt	163.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	412,956		
Lot Value	79,286		
Indicated Value	492,242	163.86	Per SqFt
Agland Value			
Site Improvements	20,553		
Total Value	512,795	170.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155556	30x10		300	28.47		8,541
PRCH	Slab Porch - Covered	155557	20x20		400	28.15		11,260
PRCH	Slab Porch - Covered	155558	20x3		60	29.34		1,760
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	22x24x10	Concrete	Formed Metal	528
	Qual 4	Cond 4	Year 2022	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (40.13 x 528)		21,189	21,189	636		20,553