



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																											
Account 660103428 Parcel ID 24N15E-30-3-00000-001-0000 Cadastral ID 30-24-15-00461 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 327801 MCGUIRE, JEFFERY S & DANNA M PO BOX 312 OOLOGAH OK 74053-0000 Parcel Location Situs 04535 E 340 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 30 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660103428 02/25/25</p> <p>660103428_005.JPG 2/25/2025</p>																																																											
Legal Description Lat/Long: 36.52579203 -95.75067523 S 662' E 658' E2 SW																																																																
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
 Lot Count
 Units Buildable 0
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY
 Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value



HOUSE 2/7/2020

Residential Data

Type 1 Single Family Residence
 Condition 2.5 - Fair
 Quality 2 - Fair
 Architecture DMH LOWER VALUED MH
 Style 100% 1 1/2 Story Finished
 Exterior Wall 100% Frame, Siding, Vinyl
 Base/Total Area 768 / 1,152
 Style 100% 1 1/2 Story Finished
 HVAC
 Roof Cover 1 Composition Shingle
 Area on Slab 768
 Fixture/RghIn 4 /
 Bed/F/H Bath 2 / 1.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 2000 / 23

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code 1 Test
 Adjusted R 0.8445
 Indicated Value 138,870 120.55 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach Cost Approach
 Improvements 48,618
 Lot Value
 Indicated Value 48,618 42.20 Per SqFt
 Aground Value 2,085
 Site Improvements 33,924
 Total Value 84,627 73.46 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	55.74	Total Misc Impr	+	0
Roofing Adj	+ 3.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	72,564
Heat/Cool Adj	+ 0.00	Depreciation (33%)	-	23,946
Plumbing Adj	+ 4.25	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	48,618
Adj Base Cost	= 62.99	Lot Value	+	
Total Area	x 1,152	Indicated Value	=	48,618
Adjusted Cost	= 72,564	Value Per SqFt		42.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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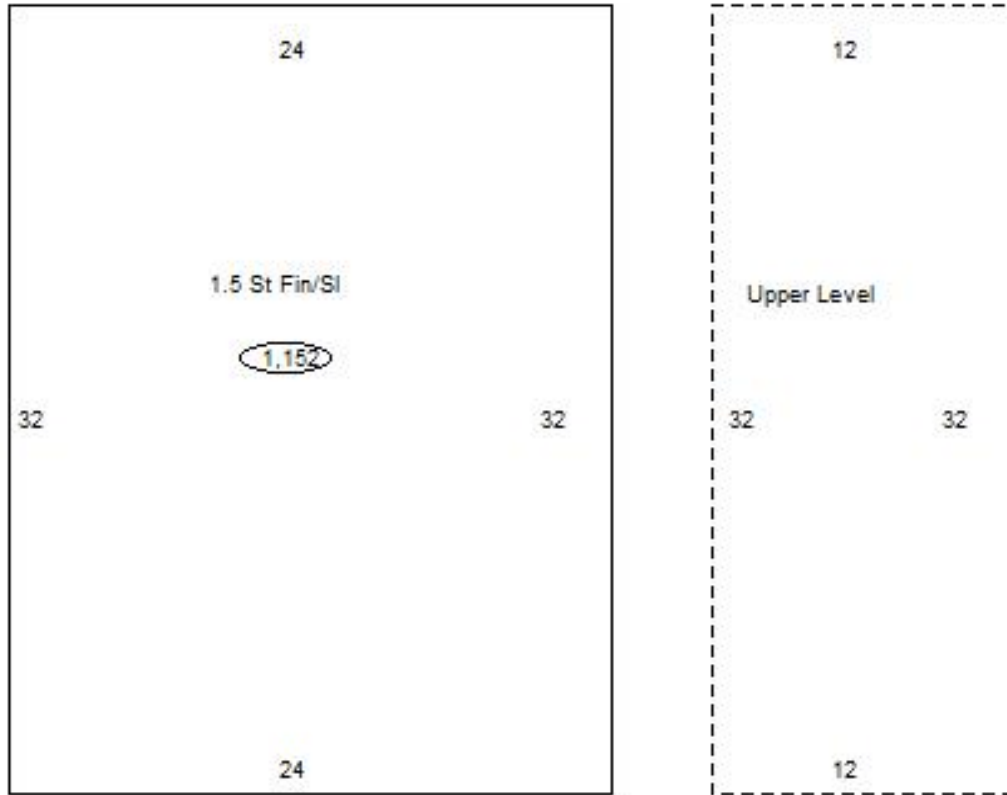
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Sketch Image

660103428



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	768	1.500	1,152
2	U	^UL	Overhang	10	Upper Level	384	1.000	384
Total Building Area						768		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 2020	Eff Age	5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (28.97 x 1,200)		34,764		34,764	3,129	31,635
	LT	LEAN-TO	12x40x0			480	
	Qual 2	Cond 3	Year 2020	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 480)		1,402		1,402		1,402
	LF	LOAFING SHED	0x0x0			160	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 160)		682		682	102	580
	LF	LOAFING SHED	12x6x0			72	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 72)		307		307		307
	SHLT	STORM SHELTER	0x0x0				
	Qual	Cond	Year	Eff Age			
			0				
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (0.00 x)						
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	Eff Age			
			0				
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (4.68 x)						
	CKCP	Chicken Coop	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (6.59 x)						




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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,772 / 3,688
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,160 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

660103428 02/25/25

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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	97.48	Total Misc Impr	+ 34,483				
Roofing Adj	+ 3.05	Garage Cost	+ 55,033				
Subfloor Adj	+ -2.27	Total RCN	= 535,616				
Heat/Cool Adj	+ 17.03	Depreciation (8%)	- 42,849				
Plumbing Adj	+ 5.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 492,767				
Adj Base Cost	= 120.96	Lot Value	+ 492,767				
Total Area	x 3,688	Indicated Value	= 492,767				
Adjusted Cost	= 446,100	Value Per SqFt	133.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	492,767		
Lot Value			
Indicated Value	492,767	133.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	492,767	133.61	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	7,566.76		7,567
PRCH	SLAB PORCH - COVERED	123920	468		468	33.97		15,898
PRCH	SLAB PORCH - COVERED	123921	40x8		320	34.43		11,018



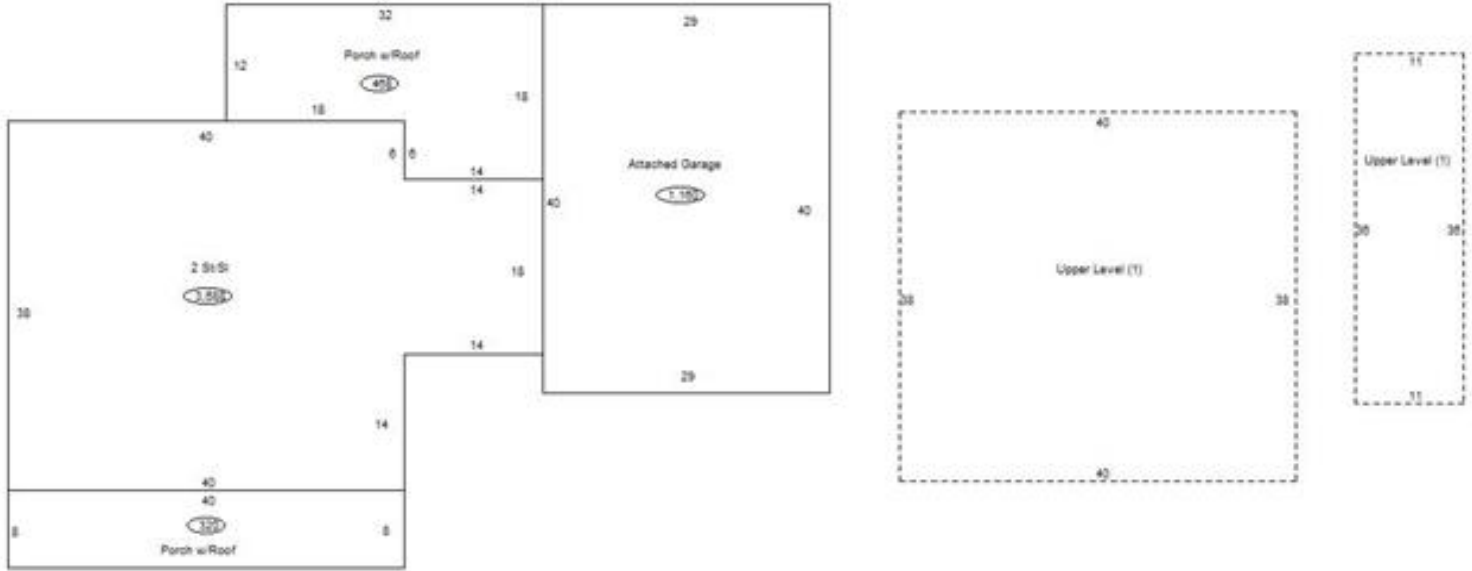
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,772	2.081	3,688
2	G	1		13	Attached Garage	1,160	1.000	1,160
3	M	PRCH		13	SLBC	468	1.000	468
4	M	PRCH		13	SLBC	320	1.000	320
5	U	^UL		13	Upper Level (1)	1,520	1.000	1,520
6	U	^UL		13	Upper Level (1)	396	1.000	396
Total Building Area						1,772		3,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



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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	IMP PST	30			.340	84	84	29	29
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			9.660	213	213	2,056	2,056
IMP PST Totals						10.000			2,085	2,085
Total Agland						10.000			2,085	2,085