




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660103543 Parcel ID 23N15E-33-2-00000-001-0000 Cadastral ID 33-23-15-02010 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 331504 BOWLING, ANTHONY & SIMONE 6250 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 06250 E 400 RD Subdivision Lot/Block / Parcel Size 2.41 - Acres Sec/Twn/Rng 33 / 23 / 15 / 2 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660103543_001.JPG 12/28/2024</p>																																																																
Legal Description Lat/Long: 36.43651137 -95.71839120 TR DESC 2019-017622 AS BEG NE/C E2 NE NW NW; S88.4605W 30'; S01.1744E 363.53'; S88.4226W 269.24'; S01.1734E 313.50'; N88.4226E 299.25'; N01.1744W 676.99' TO POB.																																																																					
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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4049		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	104,757.00 x .62 = 64,460		
Factor Value			
Adjustments	1.0000		
Lot Value	64,460		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,741 / 1,741
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,741
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Finished
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	289,610 166.35 Per SqFt

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	115.21	Total Misc Impr	+	12,252
Roofing Adj	+ 5.54	Garage Cost	+	30,519
Subfloor Adj	+ -3.56	Total RCN	=	300,474
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	15,024
Plumbing Adj	+ 16.36	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	285,450
Adj Base Cost	= 148.02	Lot Value	+	64,460
Total Area	x 1,741	Indicated Value	=	349,910
Adjusted Cost	= 257,703	Value Per SqFt		200.98

Value Reconciliation

Selected Approach	Cost Approach
Improvements	285,450
Lot Value	64,460
Indicated Value	349,910 200.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	349,910 200.98 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146268	285		285	28.52		8,128
PRCH	SLAB PORCH - COVERED	146269	142		142	29.04		4,124



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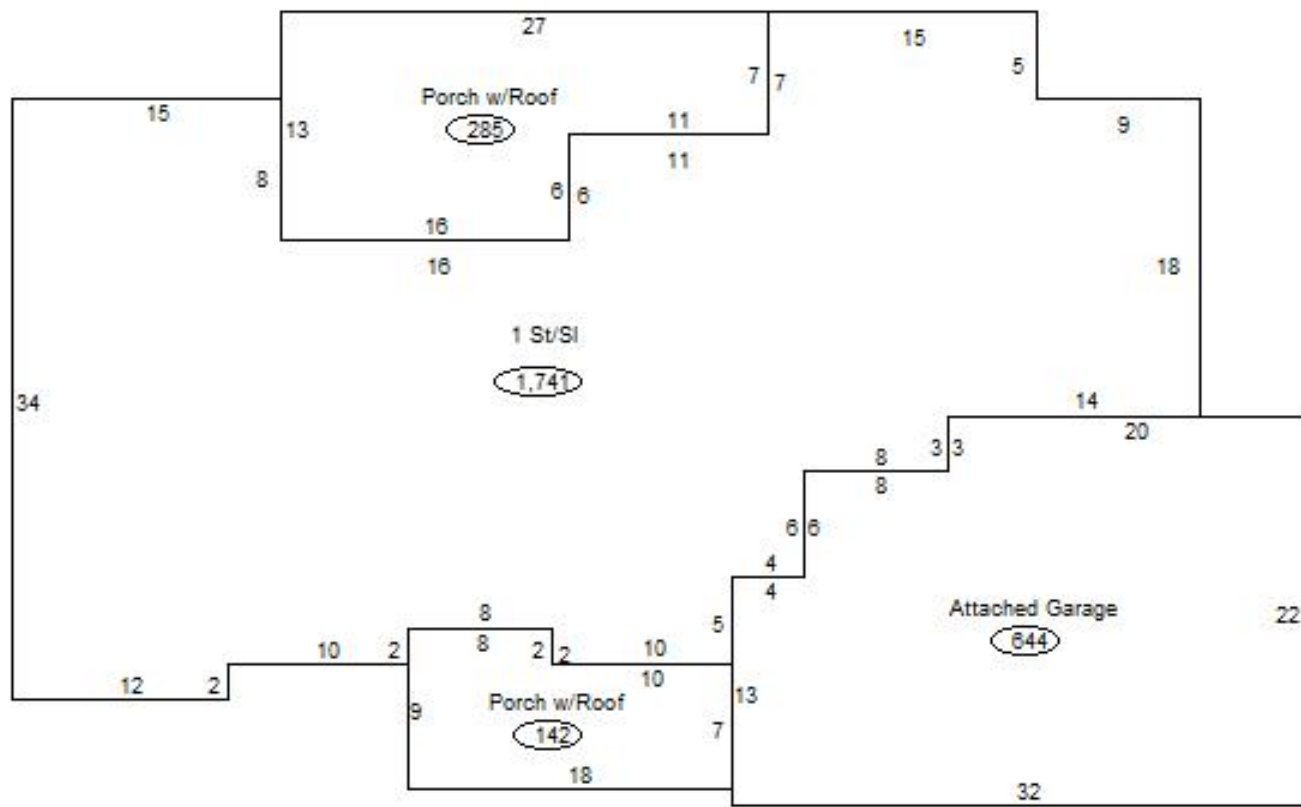
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Sketch Image

660103543



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,741	1.000	1,741
2	G	1		13	Attached Garage	644	1.000	644
3	M	PRCH		13	SLBC	285	1.000	285
4	M	PRCH		13	SLBC	142	1.000	142
Total Building Area						1,741		1,741