



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	660104921				No Image On File				
Parcel ID	23N15E-15-1-00000-001-0000								
Cadastral ID	15-23-15-00420								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	333236								
MCCUBBIN, BOBBY L & CHRISTY LYNN									
PO BOX 638 OOLOGAH OK 74053-0000									
Parcel Location									
Situs	09390 S 4110 RD UNIT A								
Subdivision									
Lot/Block	/	Parcel Size 1 - Acres							
Sec/Twn/Rng	15 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.47590242 -95.68715091									
N 150' S 750' E 290.40' S2 NE					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SMITH, JEAN FITTS	12/14/2020	125,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2021	Land Value	28,283	26,354	11%	2,899	Assessed	15,809	1,710.24
Year Frozen		Improvements	127,222	117,368		12,910	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	155,505	143,722		15,809	Total Taxable	14,809	1,616.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104921	MCCUBBIN, BOBBY L & CHRISTY LYNN			10	150,635	1000	14,349	1,566.00
2024	2024-660104921	MCCUBBIN, BOBBY L & CHRISTY LYNN			10	157,500	1000	13,902	1,470.00
2023	2023-660104921	MCCUBBIN, BOBBY L & CHRISTY LYNN			10	141,415	1000	13,468	1,415.00
2022	2022-660104921	MCCUBBIN, BOBBY L & CHRISTY LYNN			10	132,016	1000	13,047	1,364.00
2021	2021-660104921	MCCUBBIN, BOBBY L & CHRISTY LYNN			10	123,978	1000	12,638	1,332.00



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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.9989		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,513.00 x .65 = 28,283		
Factor Value			
Adjustments	1.0000		
Lot Value	28,283		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,284 / 1,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	125,926 98.07 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	127,222
Lot Value	28,283
Indicated Value	155,505 121.11 Per SqFt
Agland Value	
Site Improvements	
Total Value	155,505 121.11 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.48	Total Misc Impr	+ 8,693
Roofing Adj	+ 5.28	Garage Cost	+
Subfloor Adj	+ 1.15	Total RCN	= 169,630
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 42,408
Plumbing Adj	+ 10.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,222
Adj Base Cost	= 125.34	Lot Value	+ 28,283
Total Area	x 1,284	Indicated Value	= 155,505
Adjusted Cost	= 160,937	Value Per SqFt	121.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35608	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	35609	39x8		312	23.23		7,248



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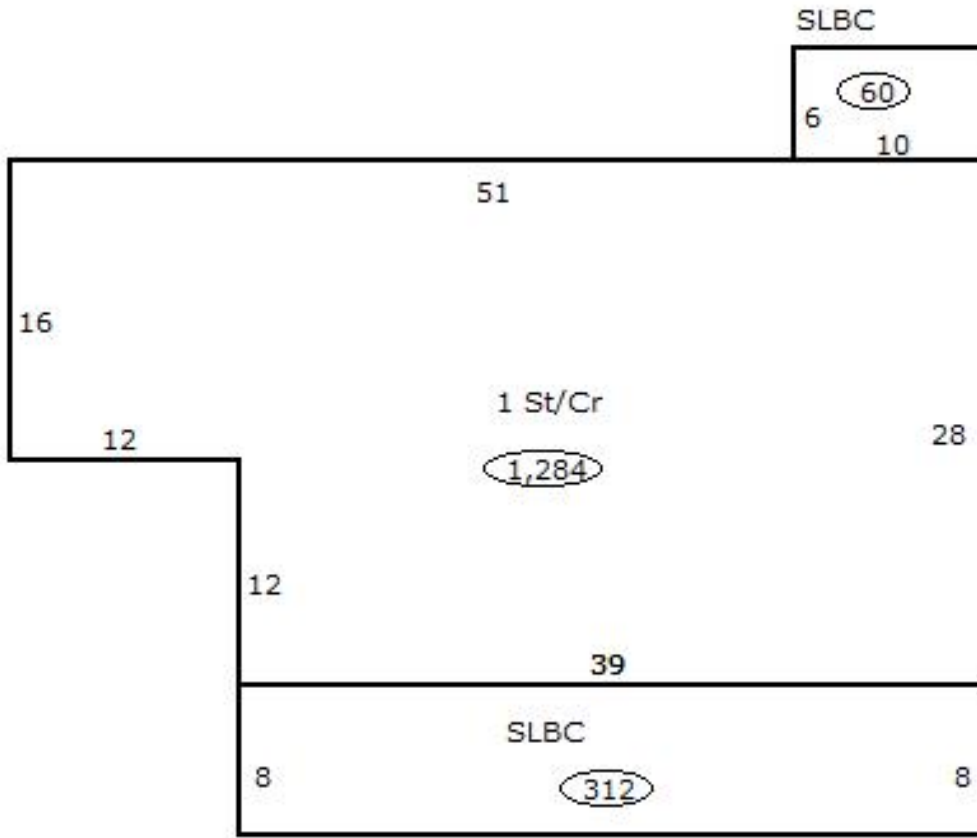
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Sketch Image

660104921



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,284	1.000	1,284
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	312	1.000	312
Total Building Area						1,284		1,284