



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 660104973 Parcel ID 22N14E-02-4-00000-005-0000 Cadastral ID 02-22-14-00453 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 330199 GREER, DEREK EDWARD & CHRISTY SUE 13770 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13770 S 4060 RD Subdivision Lot/Block / Parcel Size 5.9 - Acres Sec/Twn/Rng 2 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																
Legal Description Lat/Long: 36.41171441 -95.77879357 TR DESC 2020-016249 AS COMM SE/C SEC; N01.2906W 1261.60' TO POB; S88.5303W 520.07'; S 325.05'; E 128.53'; S01.2906E 190'; S88.5303W 707.39'; N01.2906W 203.86'; E 288.74'; N 349.30'; N88.5303E 809.69'; S01.2906E 30' TO POB.																																																																
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.9997	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	261,345.00 x .52 = 135,032	
Factor Value		
Adjustments	0.6295	
Lot Value	85,003	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,710 / 2,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,710
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,632 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	466,917	172.29	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	107.67	Total Misc Impr	+	11,253	
Roofing Adj	+ 5.10	Garage Cost	+	76,116	
Subfloor Adj	+ -3.28	Total RCN	=	444,113	
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	13,323	
Plumbing Adj	+ 7.68	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	430,790	
Adj Base Cost	= 131.64	Lot Value	+	85,003	
Total Area	x 2,710	Indicated Value	=	515,793	
Adjusted Cost	= 356,744	Value Per SqFt		190.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,790		
Lot Value	85,003		
Indicated Value	515,793	190.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	515,793	190.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155358	11x5		55	29.35		1,614
PRCH	Slab Porch - Covered	155359	20x17		340	28.35		9,639



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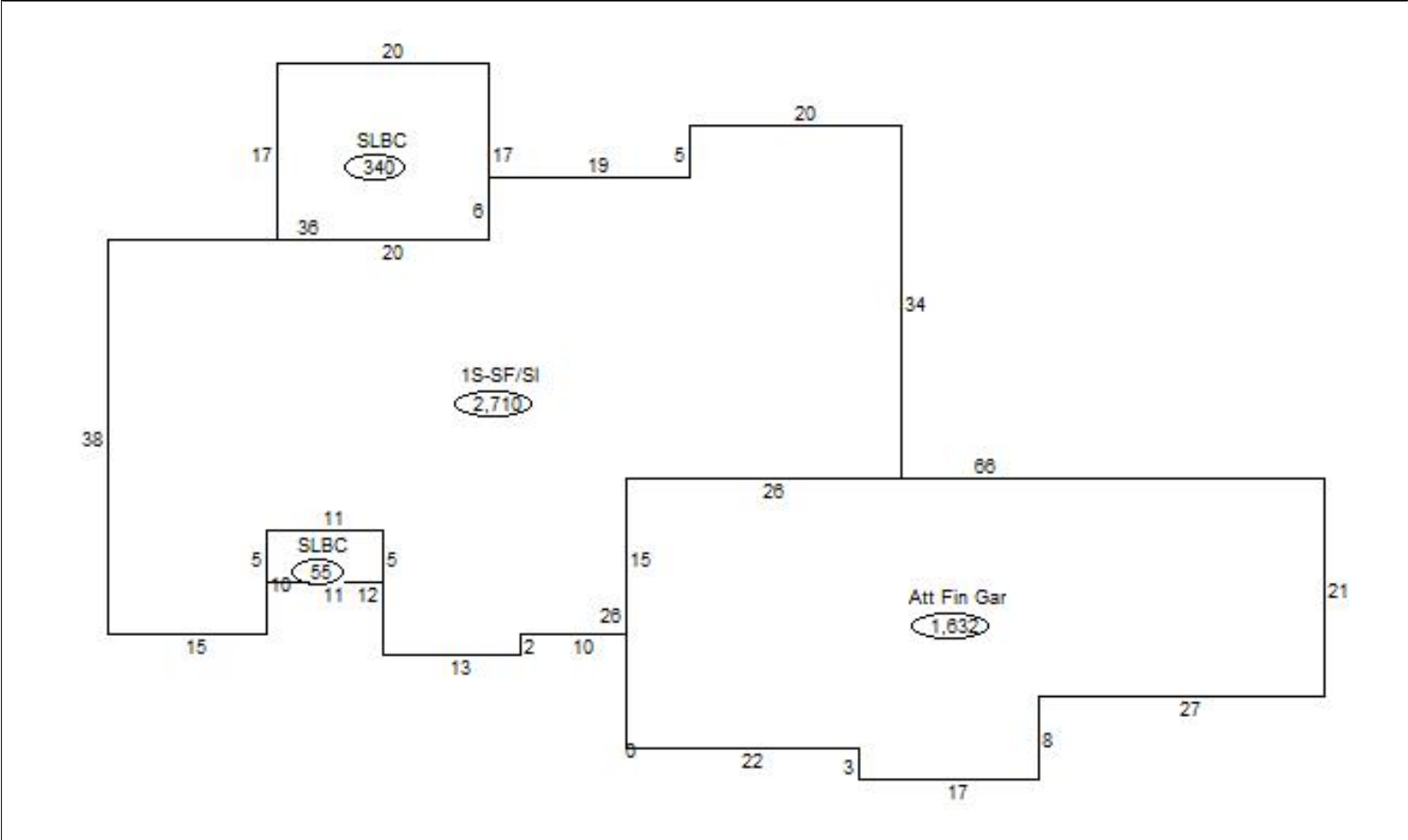
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,710	1.000	2,710
2	G	5		20	Att Fin Gar	1,632	1.000	1,632
3	M	PRCH		20	SLBC	55	1.000	55
4	M	PRCH		20	SLBC	340	1.000	340
Total Building Area						2,710		2,710