



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 660105215 Parcel ID 23N15E-31-2-00000-002-0000 Cadastral ID 31-23-15-00321 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334559 HOAR, PATRICIA & DAVID ALLEN & CYNTHIA N CRISP 12137 S 4070 RD OOLOGAH OK 74053-0000 Parcel Location Situs 12137 S 4070 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 31 / 23 / 15 / 2 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-6-29\IMG_0001.JF 6/29/2022</p>																																																											
Legal Description Lat/Long: 36.43587998 -95.75813681 TR DESC AS COMM NW/C SEC; S01.2203E 657.93' TO POB; N88.4431E 208.71'; S01.2203E 208.71'; S88.4431W 208.71'; N01.2203W 208.71' TO POB.																																																																
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,166 / 2,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,166
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	743 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-6-29\IMG_0001.JF 6/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	110.79	Total Misc Impr	+ 8,152	Roofing Adj	+ 5.28	Garage Cost	+ 34,654
Subfloor Adj	+ -3.40	Total RCN	= 335,952	Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 6,719
Plumbing Adj	+ 8.20	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 329,233
Adj Base Cost	= 135.34	Lot Value	+ 329,233	Total Area	x 2,166	Indicated Value	= 329,233
		Value Per SqFt	152.00	Adjusted Cost	= 293,146		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	329,233		
Lot Value			
Indicated Value	329,233	152.00	Per SqFt
Agland Value	142		
Site Improvements			
Total Value	329,375	152.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154159	12x6		72	29.30		2,110
PRCH	Slab Porch - Covered	154160	30x7		210	28.77		6,042



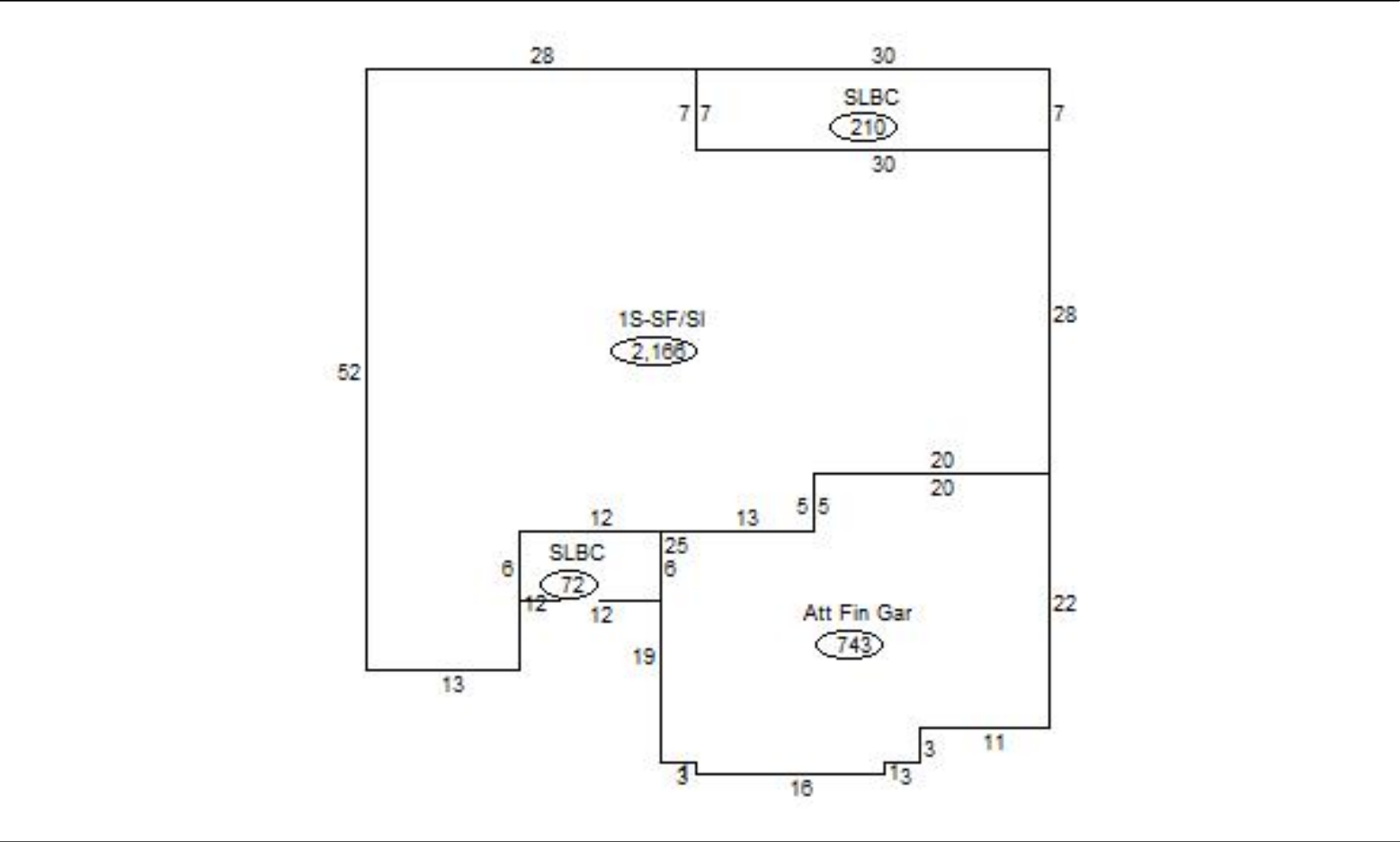
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Sketch Image

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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	2,166	1.000	2,166
2	G	5		20	Att Fin Gar	743	1.000	743
3	M	PRCH		20	SLBC	72	1.000	72
4	M	PRCH		20	SLBC	210	1.000	210
Total Building Area						2,166		2,166



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Base	Formed Metal	192
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ 100% Func) RCNLD	
	Base Cost (23.66 x 192)		4,543		4,543	4,543
	SHDS	Shed - Small	12x20x8	Base	Formed Metal	240
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ 100% Func) RCNLD	
	Base Cost (22.48 x 240)		5,395		5,395	5,395



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.000	142	142	142	142
NTV PST Totals						1.000			142	142
Total Agland						1.000			142	142