




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 660105453 Parcel ID 23N15E-32-1-00000-001-0000 Cadastral ID 32-23-15-01150 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 294426 ODELL, LARRY J & CAROLYN KAY 5500 E 400 RD UNIT B OOLOGAH OK 74053-0000 Parcel Location Situs 05500 E 400 RD UNIT B Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 23 / 15 / 1 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\C\Users\CB\Pictures\2020-06-23\IMG_0040.JPG 6/23/2020</p>				
Legal Description Lat/Long: 36.43520873 -95.72972562									
E2 SW NW NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R21	R23- SPLIT	08/2021	06/2022	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ODELL, KAY C	06/21/2021	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap		Land Value	720	720	11%	79	Assessed	49,987	5,407.67
Year Frozen		Improvements	542,510	453,711		49,908	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	543,230	454,431		49,987	Total Taxable	49,987	5,408.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105453	ODELL, LARRY J & CAROLYN KAY			10	535,209	0	48,532	5,250.00
2024	2024-660105453	ODELL, LARRY J & CAROLYN KAY			10	479,931	0	47,118	4,935.00
2023	2023-660105453	ODELL, LARRY J & CAROLYN KAY			10	442,743	0	45,746	4,757.00
2022	2022-660105453	ODELL, LARRY J & CAROLYN KAY			10	440,980	0	44,414	4,598.00
2021	2021-660105453	ODELL, LARRY J & CAROLYN KAY			10	397,573	0	43,119	4,495.00



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Lot Data	Units-Buildable - OOLOGAH (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	3,746 / 5,121
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,746
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

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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	94.58	Total Misc Impr	+ 36,365				
Roofing Adj	+ 4.28	Garage Cost	+ 27,953				
Subfloor Adj	+ -3.14	Total RCN	= 670,388				
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 147,485				
Plumbing Adj	+ 5.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 522,903				
Adj Base Cost	= 118.35	Lot Value	+ 102.11				
Total Area	x 5,121	Indicated Value	= 522,903				
Adjusted Cost	= 606,070	Value Per SqFt	102.11				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	522,903		
Lot Value			
Indicated Value	522,903	102.11	Per SqFt
Agland Value	720		
Site Improvements	19,607		
Total Value	543,230	106.08	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	67441	63x9		567	34.32	19,459
PRCH	SLAB PORCH - COVERED	67442	28x9		252	35.42	8,926
PATO	SLAB PORCH - OPEN	148517	35x20		700	11.40	7,980



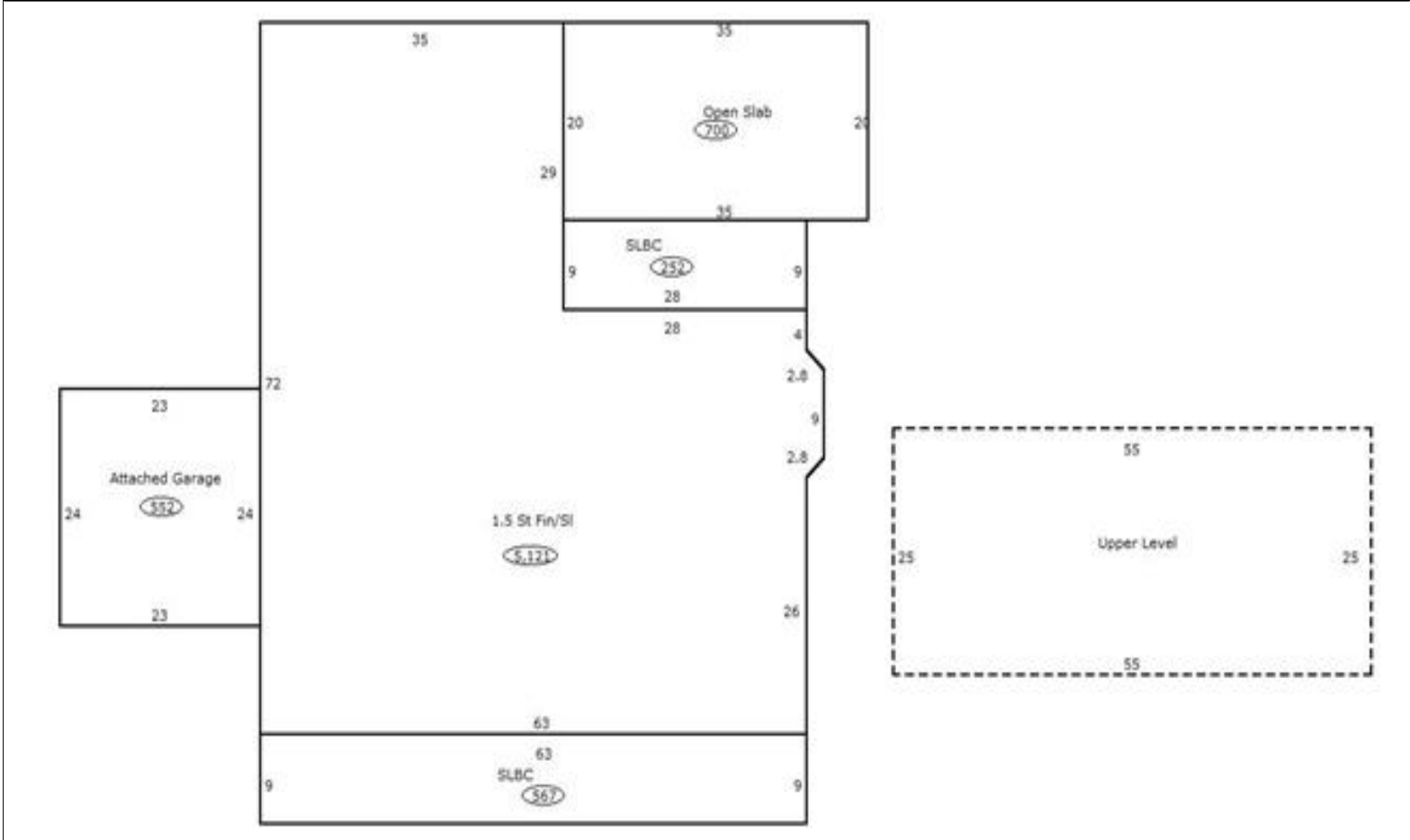
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,746	1.367	5,121
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	567	1.000	567
4	M	PRCH		13	SLBC	252	1.000	252
5	U	^UL	Overhang	13	Upper Level	1,375	1.000	1,375
6	M	PATO		13	Open Slab	700	1.000	700
Total Building Area						3,746		5,121



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean to - Attached	21x15x8	Base	Composition Shingle	315	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ 0% Func)	RCNLD
	Base Cost (9.44 x 315)		2,974		2,974	1,279	1,695
	GRDT	Garage - Detached	0x0x8	Concrete	Composition Shingle	1,014	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ 0% Func)	RCNLD
	Base Cost (27.24 x 1,014)		27,621		27,621	11,048	16,573
	LNT0	Lean to - Attached	29x6x8	Base	Composition Shingle	174	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 174)		1,643		1,643	854	789
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (2,751.55 x 1)		2,752		2,752	2,202	550



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			5.000	144	144	720	720
NTV PST Totals						5.000			720	720
Total Agland						5.000			720	720