



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 660106405 Parcel ID 23N14E-36-3-00000-001-0000 Cadastral ID 36-23-14-00510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337104 CAMPBELL, JOSHUA E & WHITNEY 12917 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 12917 S 4060 RD Subdivision Lot/Block / Parcel Size 25.5 - Acres Sec/Twn/Rng 36 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 660106405 07/09/24 </div> <p style="font-size: small; margin-top: 5px;">660106405_004.JPG 7/9/2024</p>																																																																					
Legal Description Lat/Long: 36.42454441 -95.77268690 TR DESC COMM SW/C SW; N88.4118E 659' TO POB; N09.0858W 316 46'; S88.4118W 616.04'; N01.2053W 346.19'; N88.4227E 1987.76'; S01 2133E 659.03'; S88.4118W 1328.89' TO POB.																																																																										
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Lot Data	
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	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,312 / 3,843
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,312
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	792 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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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	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	100.05	Total Misc Impr	+ 43,508
Roofing Adj	+ 4.81	Garage Cost	+ 45,073
Subfloor Adj	+ -3.69	Total RCN	= 563,537
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 11,271
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 552,266
Adj Base Cost	= 123.59	Lot Value	+ 552,266
Total Area	x 3,843	Indicated Value	= 552,266
Adjusted Cost	= 474,956	Value Per SqFt	143.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	552,266		
Lot Value			
Indicated Value	552,266	143.71	Per SqFt
Agland Value	3,370		
Site Improvements	47,948		
Total Value	603,584	157.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158331	36x8		288	31.98		9,210
PRCH	Slab Porch - Covered	158332	60x15		900	30.06		27,054
FPR1	Fireplace - Residential 1 Story			2023	1	7,243.87		7,244



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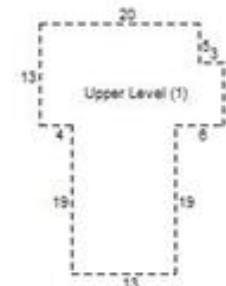
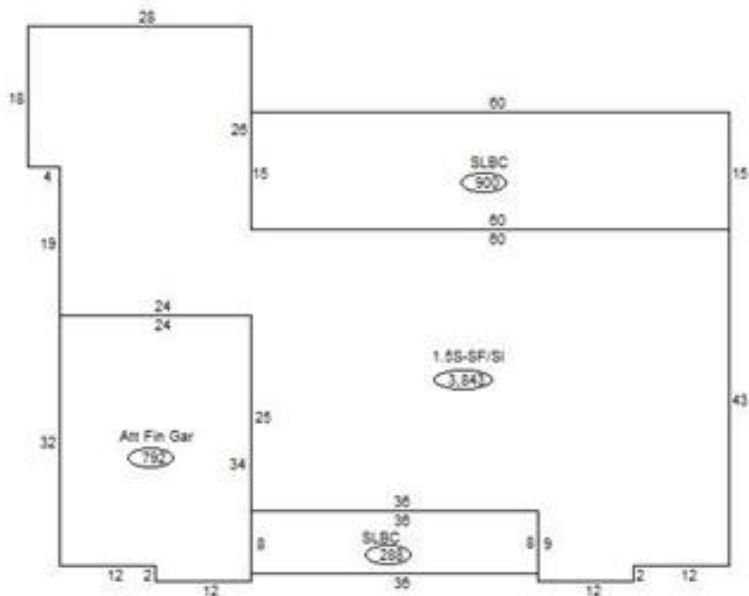
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,312	1.160	3,843
2	U	^UL		20	Upper Level (1)	531	1.000	531
3	G	5		20	Att Fin Gar	792	1.000	792
4	M	PRCH		20	SLBC	288	1.000	288
5	M	PRCH		20	SLBC	900	1.000	900
Total Building Area						3,312		3,843



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x40x0		Formed Metal	1,200	
	Qual	5	Cond 5	Year 2023	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
	Base Cost (40.36 x 1,200)		48,432		48,432	484	47,948
	STA	STG AVG	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
Base Cost (7.02 x)							
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
Base Cost (4.26 x)							

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07/09/24



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			3.000	0	85	0	0
TMBR Totals						3.000			0	0
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.000	122	122	612	612
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.000	72	72	144	144
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			12.000	144	144	1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.000	192	192	576	576
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			.500	113	113	56	56
NTV PST Totals						22.500			3,116	3,116
Total Agland						25.500			3,116	3,116