



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 660106419 Parcel ID 23N16E-07-3-00000-002-0000 Cadastral ID 07-23-16-01560 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336656 PHOENIX, DONALD T & ERICA D 8402 S 4130 RD TALALA OK 74080-0000 Parcel Location Situs 08402 S 4130 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 7 / 23 / 16 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0028 (8).JPG 1/8/2021</p>																																																	
Legal Description Lat/Long: 36.48706669 -95.64452989 SE NW NE SW																																																						
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5077 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 109,237.00 x .51 = 55,623 Factor Value Adjustments Lot Value 55,623		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,687 / 2,687
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,687
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	950 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 14



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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	110.80	Total Misc Impr	+ 17,556				
Roofing Adj	+ 5.75	Garage Cost	+ 54,065				
Subfloor Adj	+ -4.48	Total RCN	= 441,782				
Heat/Cool Adj	+ 16.31	Depreciation (14%)	- 61,849				
Plumbing Adj	+ 9.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 379,933				
Adj Base Cost	= 137.76	Lot Value	+ 55,623				
Total Area	x 2,687	Indicated Value	= 435,556				
Adjusted Cost	= 370,161	Value Per SqFt	162.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	379,933		
Lot Value	55,623		
Indicated Value	435,556	162.10	Per SqFt
Agland Value			
Site Improvements	48,094		
Total Value	483,650	180.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	16208	9x7		63	33.00		2,079
PRCH	SLAB PORCH - COVERED	16209	12x7		84	32.93		2,766
PRCH	SLAB PORCH - COVERED	16210	402		402	31.62		12,711



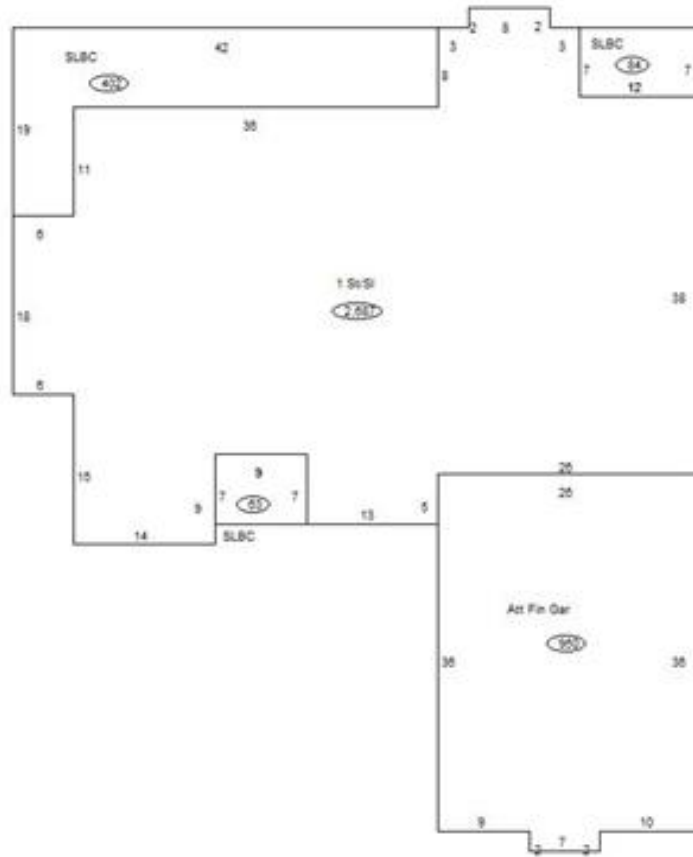
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,687	1.000	2,687
2	G	5		13	Att Fin Gar	950	1.000	950
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PRCH		13	SLBC	84	1.000	84
5	M	PRCH		13	SLBC	402	1.000	402
Total Building Area						2,687		2,687



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (31.19 x 1,500)	46,785		46,785	1,404
				45,381



GZBO	Gazebo	12x12x8	Plank	Composition Shingle	144
Qual 4	Cond 4	Year 2010	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
Base Cost (38.45 x 144)	5,537		5,537	2,824
				2,713