



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:49:50
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Assessment Data				Primary Image																																																						
Account 660106514 Parcel ID 23N14E-27-4-00000-005-0000 Cadastral ID 27-23-14-00750 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345623 JOHNSON, ZANE 11890 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 11890 S 4050 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 27 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS				<p>660106514_001.JPG 4/11/2024</p>																																																						
Legal Description Lat/Long: 36.43992757 -95.79531510																																																										
TR DESC 2022-000748 AS COMM SE/C SE SE; N01.2823W 573.77' TO POB; S88.5140W 500'; N01.2823W 217.80'; N88.5140E 500'; S01.2823E 217.80' TO POB.				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23 5</td> <td>R24 NEW SFR 2150 SQ FT</td> <td>01/2023</td> <td>07/2023</td> <td>301,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 5	R24 NEW SFR 2150 SQ FT	01/2023	07/2023	301,000																																							
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	109,567.00 x .51 = 55,706	
Factor Value		
Adjustments	2.6868	
Lot Value	149,670	

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% Frame, Siding, Wood
Base/Total Area	2,181 / 2,181
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,181
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	603 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	109.81	Total Misc Impr	+	24,187			
Roofing Adj	+ 5.27	Garage Cost	+	28,817			
Subfloor Adj	+ -3.40	Total RCN	=	344,364			
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	6,887			
Plumbing Adj	+ 7.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	337,477			
Adj Base Cost	= 133.59	Lot Value	+	149,670			
Total Area	x 2,181	Indicated Value	=	487,147			
Adjusted Cost	= 291,360	Value Per SqFt		223.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	337,477		
Lot Value	149,670		
Indicated Value	487,147	223.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	487,147	223.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157727	265		265	28.59		7,576
PRCH	Slab Porch - Covered	157728	30x12		360	28.28		10,181
FPR1	Fireplace - Residential 1 Story			1 2023	1	6,429.63		6,430

