




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660106700 <b>Parcel ID</b> 23N14E-27-4-00000-006-0000 <b>Cadastral ID</b> 27-23-14-00760 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 337856 COPELAND, JOSHUA P & CASSIDEE  11930 S 4050 RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 11930 S 4050 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 27 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660106700_003.JPG 4/11/2024</p>																																																	
<b>Legal Description</b> Lat/Long: 36.43847539 -95.79503196																																																						
TR DESC 2022-004016 AS BEG SE/C SEC; N01.2823W 312.41'; S88 5140W 348.58'; S01.2823E 312.41'; N88.5140E 348.58' TO POB.					<b>Building Permits</b> <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>S22</td> <td>SPLIT</td> <td>05/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22	SPLIT	05/2022	09/2022																																				
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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,178 / 2,178
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

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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	100.41	Total Misc Impr	+	5,021	
Roofing Adj	+ 4.38	Garage Cost	+	17,211	
Subfloor Adj	+ 0.00	Total RCN	=	289,494	
Heat/Cool Adj	+ 12.64	Depreciation ( 51%)	-	147,642	
Plumbing Adj	+ 5.28	Lump Sums	+	7,264	
Basement Adj	+ 0.00	RCNLD	=	149,116	
Adj Base Cost	= 122.71	Lot Value	+		
Total Area	x 2,178	Indicated Value	=	149,116	
Adjusted Cost	= 267,262	Value Per SqFt		68.46	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,116		
Lot Value			
Indicated Value	149,116	68.46	Per SqFt
Agland Value	420		
Site Improvements			
Total Value	149,536	68.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57389	30x6		180	26.36		4,745
PATO	SLAB PORCH - OPEN	57390	6x4		24	11.48		276
WODO	WOOD DECK - OPEN	57391	12x10		120	26.09	30%	2,192
WODO	WOOD DECK - OPEN	115589	427		427	16.97	30%	5,072



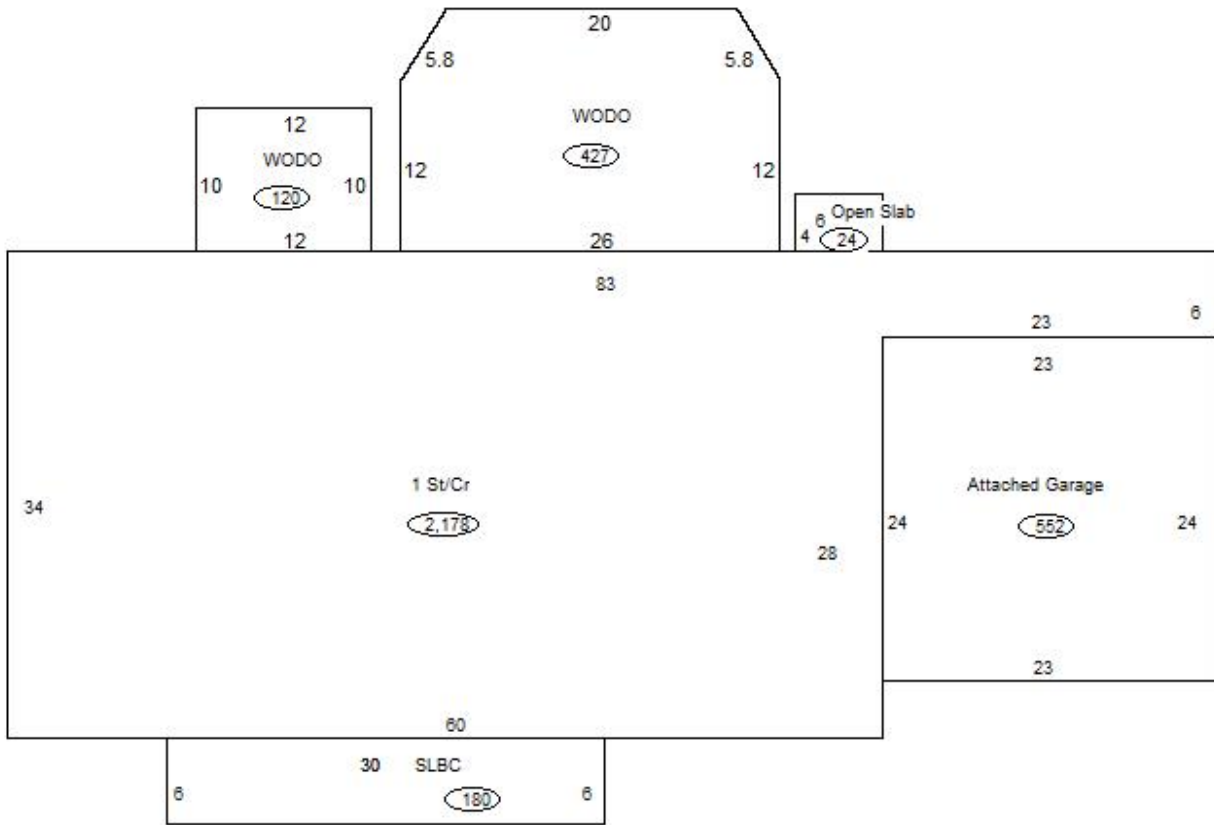
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,178	1.000	2,178
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PATO		13	Open Slab	24	1.000	24
5	M	WODO		13	WODO	120	1.000	120
6	M	WODO		13	WODO	427	1.000	427
<b>Total Building Area</b>						<b>2,178</b>		<b>2,178</b>



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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%	IMP PST	60			2.500	168	168	420	420
<b>IMP PST Totals</b>						2.500			420	420
<b>Total Agland</b>						2.500			420	420