



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:59:37
Page 1

Assessment Data					Primary Image																																																
Account 660107414 Parcel ID 22N15E-05-1-00000-002-0000 Cadastral ID 05-22-15-00232 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345241 NEWMAN, WILLIE C SR & KATHLEEN P TRUST 5584 E 410 RD OOLOGAH OK 74053-0000 Parcel Location Situs 05584 E 410 RD Subdivision Lot/Block / Parcel Size 42.25 - Acres Sec/Twn/Rng 5 / 22 / 15 / 1 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																					
Legal Description Lat/Long: 36.42294761 -95.72804685																																																					
Legal Description TR DESC 2024-010237 AS COMM NE/C SEC; N89.5012W 1049.90'; N89.5012W 1593.28'; N89.4933W 451.89'; S00.0952W 208.72'; N89.4933W 208.72'; S00.0953W 830.92'; S00.0000W 100.54'; N62.3928E 560.41'; S27.2032E 244.57'; N62.0732E 252.87'; N00.1140E 977.52' TO POB LESS TR COMM NE/C NE NW; S88.4946W 199.95' TO POB;					Building Permits																																																
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Date 04/18/2026
Time 10:59:37
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,891 / 1,891
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,891
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

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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	101.44	Total Misc Impr	+ 48,042	Roofing Adj	+ 5.20	Garage Cost	+ 285,079
Subfloor Adj	+ -2.13	Total RCN	= 48,463	Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 0
Plumbing Adj	+ 8.20	Lump Sums	+ 236,616	Basement Adj	+ 0.00	RCNLD	= 236,616
Adj Base Cost	= 125.35	Lot Value	+ 236,616	Total Area	x 1,891	Indicated Value	= 236,616
Adjusted Cost	= 237,037	Value Per SqFt	125.13	Adjusted Cost	= 237,037	Value Per SqFt	125.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,616		
Lot Value			
Indicated Value	236,616	125.13	Per SqFt
Agland Value	4,783		
Site Improvements	22,858		
Total Value	500,873	264.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102448	1269		1,269	23.84		30,253
PRCH	SLAB PORCH - COVERED	102449	79x9		711	25.02		17,789



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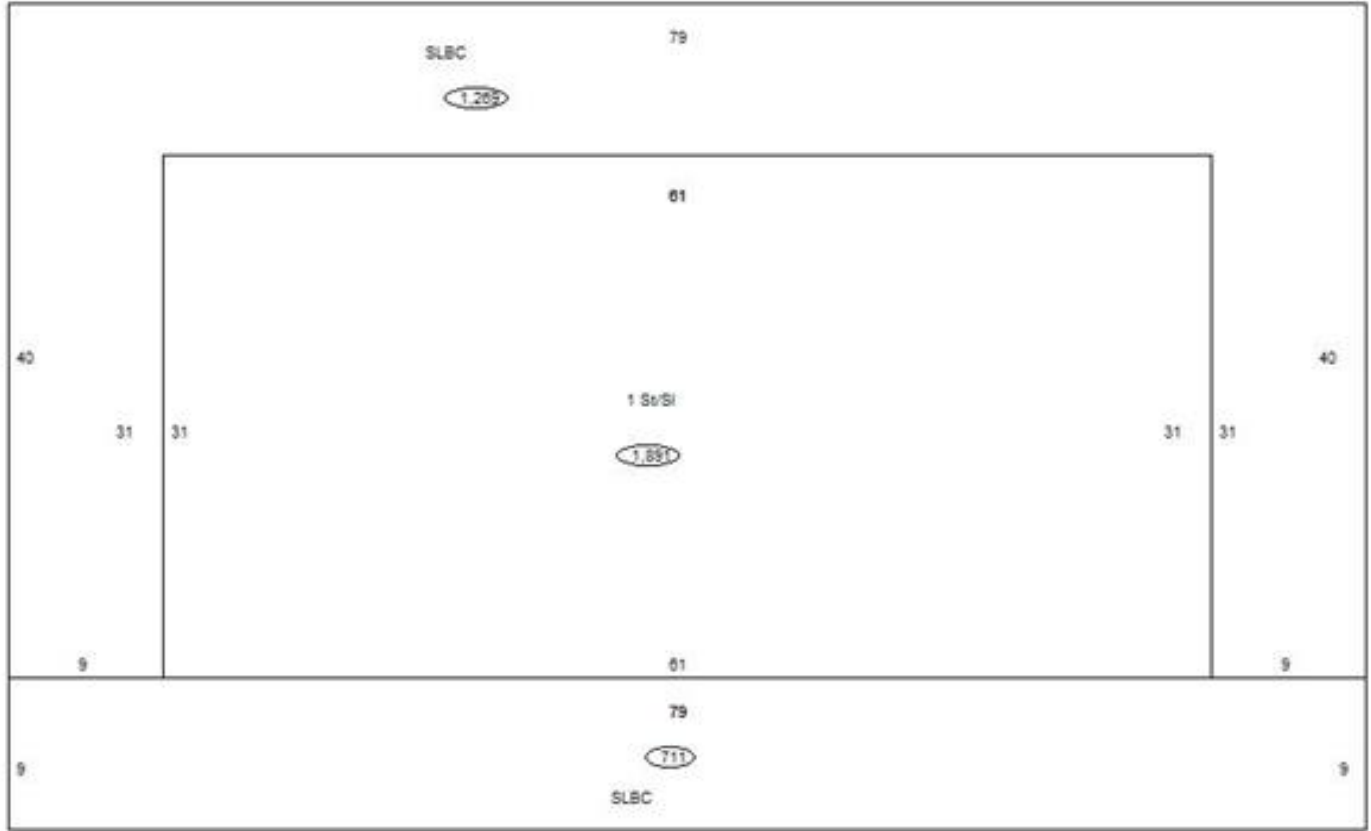
Date 04/18/2026

Time 10:59:37

Page 3

Sketch Image

660107414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,891	1.000	1,891
2	M	PRCH		10	SLBC	1,269	1.000	1,269
3	M	PRCH		10	SLBC	711	1.000	711
Total Building Area						1,891		1,891



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Date 04/18/2026
 Time 10:59:37
 Page 4

660107414

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	64x50x0			3,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (8.39 x 3,200)	26,848		26,848	24,163	2,685
	BARN	BARN	0x0x0			2,552
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.76 x 2,552)	22,356		22,356	17,885	4,471
	LT	LEAN-TO	12x50x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 600)	1,752		1,752		1,752
	STA	STG AVG	16x16x0			256
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 256)	1,797		1,797	359	1,438
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 1,000)	31,280		31,280	18,768	12,512



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Date 04/18/2026
Time 10:59:37
Page 5

Agland Inventory

660107414

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			12.791	142	142	1,811	1,811
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			16.791	54	54	907	907
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.788	168	168	468	468
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.316	192	192	1,597	1,597
W	WATER	TMBR	0			1.563	0	0	0	0
TMBR Totals						42.250			4,783	4,783
Total Agland						42.250			4,783	4,783