



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:03:14
Page 1

Assessment Data					Primary Image																																																					
Account 660107696 Parcel ID 23N15E-07-1-00000-000-0000 Cadastral ID 07-23-15-00128 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 340591 NOLEN, MATTHEW STEPHEN 4208 W KENT ST BROKEN ARROW OK 74012-0000 Parcel Location Situs 04002 E 360 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 7 / 23 / 15 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-7-24\IMG_0006.JPG 7/24/2023</p>																																																					
Legal Description Lat/Long: 36.49445872 -95.75796310 TR DESC 2023-000273 AS COMM NW/C SEC; S01.2144E 99.57'; N88 2656E 30' TO POB; N88.2656E 230.39'; S01.2440E 756'; S88.2657W 231 03'; N01.2144E 756' TO POB.																																																										
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 Time 11:03:14
 Page 2

Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.0168 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 174,972.00 x .41 = 72,057 Factor Value Adjustments 1.0000 Lot Value 72,057		 <p>\\tsclient\T\ROB STUFF\2023-7-24\IMG_0006.JPG 7/24/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	760 / 760
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	760
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,240 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach				Manual : 01/2025			
Base Cost	102.73	Total Misc Impr	+ 847	Roofing Adj	+ 4.61	Garage Cost	+ 33,902
Subfloor Adj	+ 0.00	Total RCN	= 130,258	Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 2,605
Plumbing Adj	+ 8.03	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 127,653
Adj Base Cost	= 125.67	Lot Value	+ 72,057	Total Area	x 760	Indicated Value	= 199,710
		Value Per SqFt	262.78	Adjusted Cost	= 95,509		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,653		
Lot Value	72,057		
Indicated Value	199,710	262.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,710	262.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157753	8x5		40	21.17		847



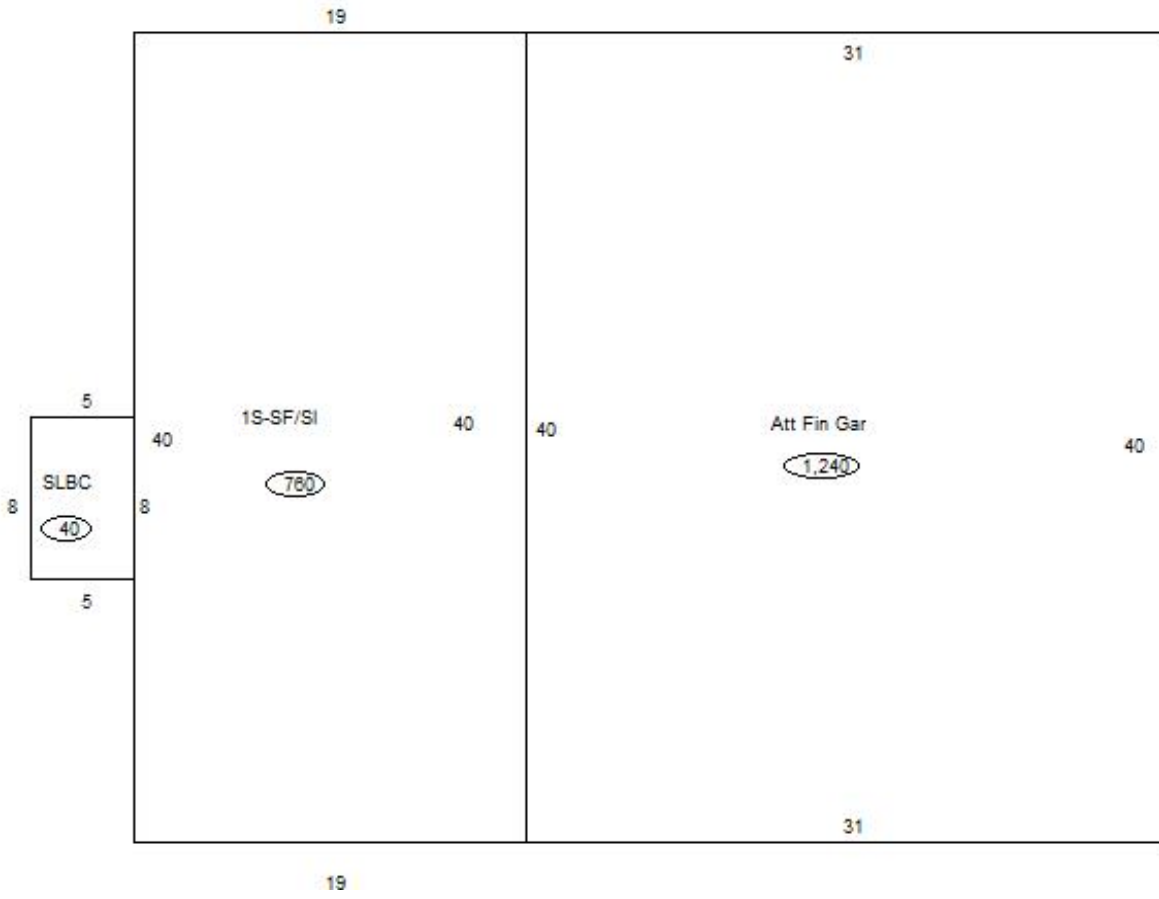
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 Page 3

Sketch Image

660107696



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	760	1.000	760
2	G	5		10	Att Fin Gar	1,240	1.000	1,240
3	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						760		760