



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:03:55  
Page 1

Assessment Data					Primary Image				
Account	660107786								
Parcel ID	23N14E-36-3-00000-004-0000								
Cadastral ID	36-23-14-00350								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	340959								
CAMPBELL, TODD LIVING TRUST & BRENDA LOYNACHAN LIVING TRUST									
17711 E 450 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	03152 E 400 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.58 - Acres						
Sec/Twn/Rng	36 / 23 / 14 / 3								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.43742533 -95.77364422									
N 440' W 255' E 615' NW NW.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 338	R24 NEW DTCH ACC BLDG 42X50 210'	10/2023	01/2024	42,000					
R23 155	R24 NEW SFR 2336 SQ FT	06/2023	01/2024	300,000					
S23	S24 SPLIT	03/2023	05/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MORGAN, BILLY RAY JR &	01/24/2023	78,000	21					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2024	Land Value	56,349	56,349	11%	6,198	Assessed	48,670 5,265.20	
Year Frozen		Improvements	402,419	386,116		42,472	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	458,768	442,465		48,670	Total Taxable	47,670 5,171.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107786	CAMPBELL, TODD LIVING TRUST &	10	429,578	1000	46,254	5,018.00		
2024	2024-660107786	CAMPBELL, TODD &	10	450,474	0	49,552	5,189.00		
2023	2023-660107786	CAMPBELL, TODD &	10	607	0	67	7.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:03:55  
 Page 2

Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.5744 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 112,140.00 x .50 = 56,349 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,349		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,543 / 2,543
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,543
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	2 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	935 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.05	<b>Total Misc Impr</b>	+ 15,585	<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+ 34,913
<b>Subfloor Adj</b>	+ -2.15	<b>Total RCN</b>	= 364,838	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 2%)</b>	- 7,297
<b>Plumbing Adj</b>	+ 5.57	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 357,541
<b>Adj Base Cost</b>	= 123.61	<b>Lot Value</b>	+ 56,349	<b>Total Area</b>	x 2,543	<b>Indicated Value</b>	= 413,890
		<b>Value Per SqFt</b>	162.76	<b>Adjusted Cost</b>	= 314,340		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	357,541		
<b>Lot Value</b>	56,349		
<b>Indicated Value</b>	413,890	162.76	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	44,878		
<b>Total Value</b>	458,768	180.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159319	211		211	26.27		5,543
PRCH	Slab Porch - Covered	159320	23x8		184	26.35		4,848
FPPF	Fireplace - Prefabricated		1	2023	1	5,194.00		5,194





# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:03:55  
 Page 4

660107786

### 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	
	<b>Valuation Summary</b> Base Cost (29.64 x 1,500) 44,460		<b>Modifier Total</b>	<b>RCN</b> 44,460	<b>Depr (3% Phys/ % Func)</b> 1,334	<b>RCNLD</b> 43,126
	LT	LEAN-TO	12x50x12	Gravel		600
	Qual	3	Cond 3	Year 2023	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 600) 1,752		<b>Modifier Total</b>	<b>RCN</b> 1,752	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 1,752