



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image																																																		
Account 660107953 Parcel ID 23N14E-36-1-00000-001-0000 Cadastral ID 36-23-14-00731 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 256630 MOSSIER, JODY L & SHIRLEY D 12400 S 4070 RD OOLOGAH OK 74053-0000																																																						
Parcel Location Situs 12400 S 4070 RD Subdivision Lot/Block / Parcel Size 20.06 - Acres Sec/Twn/Rng 36 / 23 / 14 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS										660107953_001.JPG 7/9/2024																																												
Legal Description Lat/Long: 36.43259828 -95.75963174 E 677.50' SE NE LESS S 30' THEREOF.				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>S23</td> <td>S24 SPLIT</td> <td>05/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	05/2023	12/2023																																				
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Lot Data	
Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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7/9/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	900
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	1,500 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	160,555		
Lot Value		178.39	Per SqFt
Indicated Value	160,555		
Agland Value	3,397		
Site Improvements			
Total Value	163,952	182.17	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.52	Total Misc Impr	+ 12,896
Roofing Adj	+ 5.12	Garage Cost	+ 41,010
Subfloor Adj	+ 0.00	Total RCN	= 163,832
Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 3,277
Plumbing Adj	+ 9.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,555
Adj Base Cost	= 122.14	Lot Value	+ 160,555
Total Area	x 900	Indicated Value	= 160,555
Adjusted Cost	= 109,926	Value Per SqFt	178.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160553	60x11		660	19.54		12,896



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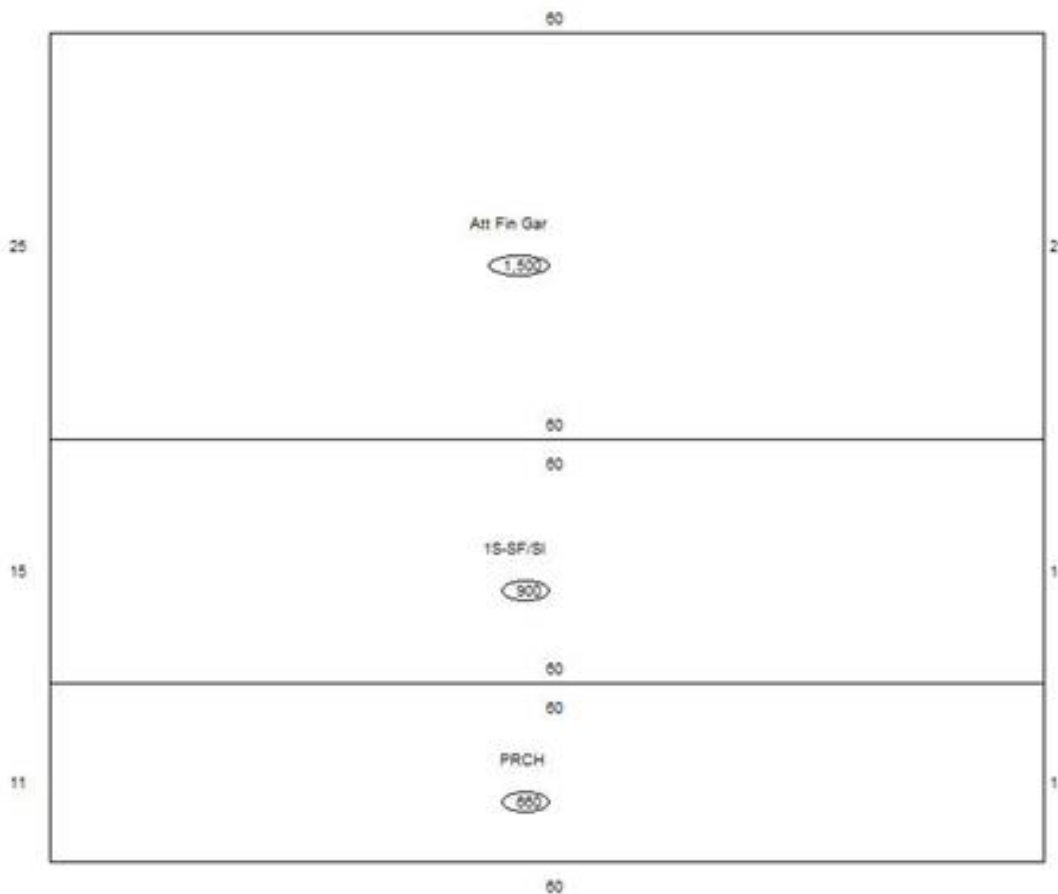
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	900	1.000	900
2	G	5		10	Att Fin Gar	1,500	1.000	1,500
3	M	PRCH		10	PRCH	660	1.000	660
Total Building Area						900		900



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.060	54	54	219	219
TMBR Totals						4.060			219	219
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			4.000	122	122	490	490
NTV PST Totals						4.000			490	490
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			12.000	224	224	2,688	2,688
IMP PST Totals						12.000			2,688	2,688
Total Agland						20.060			3,397	3,397