



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
Account 660108829 Parcel ID 22N14E-11-1-00000-001-0000 Cadastral ID 11-22-14-02410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 343821 PINSON FAMILY TRUST 14360 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 14360 S 4060 RD Subdivision Lot/Block / Parcel Size 7 - Acres Sec/Twn/Rng 11 / 22 / 14 / 1 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																
Legal Description Lat/Long: 36.40327906 -95.77745984 TR DESC 2024-002619 AS COMM SE/C SE NE; N00.1304W 344.37' TO POB; N00.1304W 520.61'; S80.2516W 659'; S01.1056W 411.03'; E 660 27' TO POB.																																																																
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments 0.0000 Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,795 / 1,795
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	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

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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	109.94	Total Misc Impr	+ 39,098	Roofing Adj	+ 4.81	Garage Cost	+ 21,687
Subfloor Adj	+ 0.00	Total RCN	= 300,938	Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 147,460
Plumbing Adj	+ 6.40	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 153,478
Adj Base Cost	= 133.79	Lot Value	+ 153,478	Total Area	x 1,795	Indicated Value	= 153,478
		Value Per SqFt	85.50	Adjusted Cost	= 240,153		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,478		
Lot Value			
Indicated Value	153,478	85.50	Per SqFt
Agland Value	1,019		
Site Improvements	27,025		
Total Value	181,522	101.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	29082	18x11		198	69.17		13,696
PRCH	SLAB PORCH - COVERED	116991	303		303	25.98		7,872
PRCH	SLAB PORCH - COVERED	116992	26x18		468	25.46		11,915



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base	Formed Metal	988
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (22.54 x 988)		22,270		22,270	11,135	11,135
	BNGP	Barn - General Purpose	0x0x0	Base	Formed Metal	1,536
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)
Base Cost (20.97 x 1,536)		32,210		32,210	19,326	12,884
	LNT0	Lean To - Attached	0x0x0	Base	Formed Metal	874
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (6.88 x 874)		6,013		6,013	3,007	3,006



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			6.200	143	143	885	885
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.800	168	168	134	134
IMP PST Totals						7.000			1,019	1,019
Total Agland						7.000			1,019	1,019