




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 660109058 Parcel ID 22N15E-17-2-00000-003-0000 Cadastral ID 17-22-15-01460 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 344925 THE CASLER FAMILY TRUST 7935 E 57TH ST TULSA OK 74145-0000 Parcel Location Situs 15371 S 4080 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 60 - Acres Sec/Twn/Rng 17 / 22 / 15 / 2 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-03-13 03-13-18\03-13-18 067.JPG 3/14/2018</p>																																																	
Legal Description Lat/Long: 36.38989327 -95.73821450																																																						
S2 NW NW & SW NW					Building Permits																																																	
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,856 / 1,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,856
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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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	114.89	Total Misc Impr	+ 9,760				
Roofing Adj	+ 4.77	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.27	Total RCN	= 288,396				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 132,662				
Plumbing Adj	+ 10.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 155,734				
Adj Base Cost	= 140.55	Lot Value	+ 83.91				
Total Area	x 1,856	Indicated Value	= 155,734				
Adjusted Cost	= 260,861	Value Per SqFt	83.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,734		
Lot Value			
Indicated Value	155,734	83.91	Per SqFt
Agland Value	7,344		
Site Improvements			
Total Value	318,812	171.77	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
PATO	SLAB PORCH - OPEN	39449	24x18		432	8.60		3,715
PRCH	SLAB PORCH - COVERED	39450	4x4		16	26.88		430



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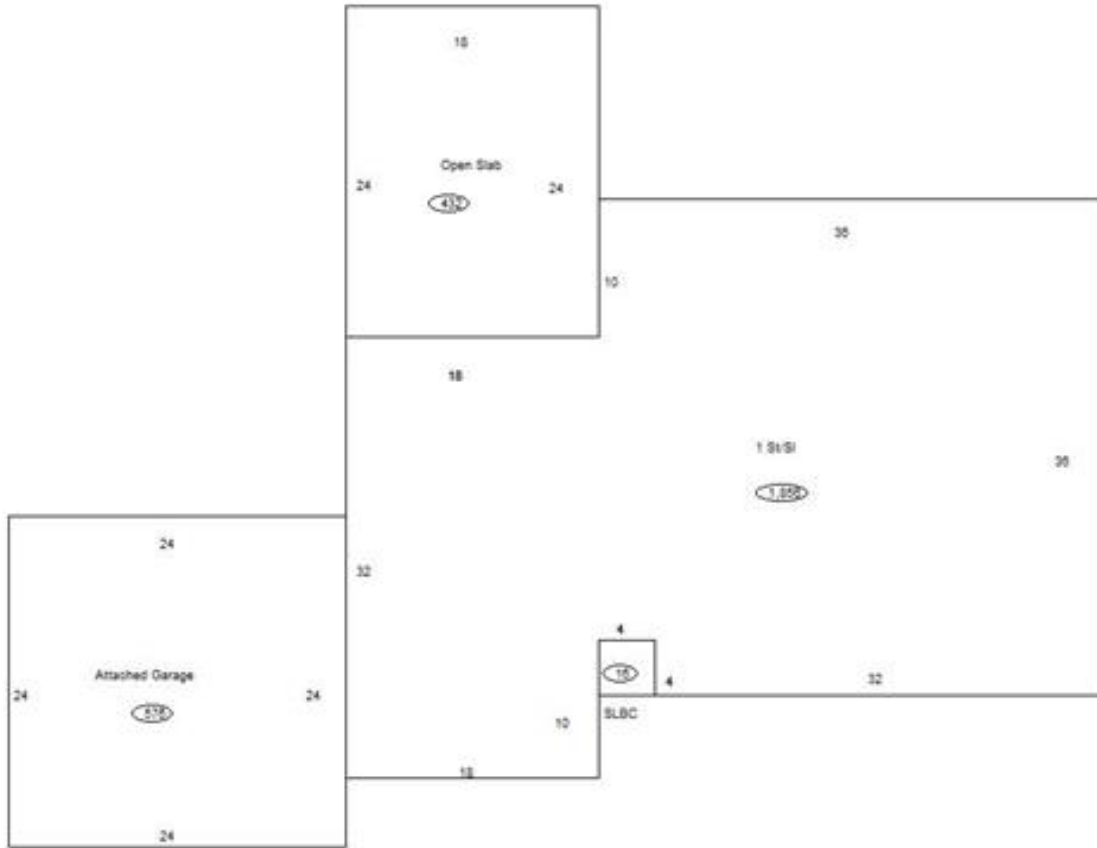
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Sketch Image

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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	1 St/SI	1,856	1.000	1,856
2	G	1		10	Attached Garage	576	1.000	576
3	M	PATO		10	Open Slab	432	1.000	432
4	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						1,856		1,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 120)	511		511	511
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				



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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			11.835	54	54	639	639
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			27.728	108	108	2,995	2,995
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.102	192	192	980	980
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			13.963	192	192	2,681	2,681
SO	SOGN SOILS	NTV PST	15			1.372	36	36	49	49
NTV PST Totals						60.000			7,344	7,344
Total Agland						60.000			7,344	7,344