



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:25:26
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Assessment Data				Primary Image						
Account	660109337			No Image On File						
Parcel ID	22N16E-30-1-00000-002-0000									
Cadastral ID	30-22-16-01750									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE									
Name ID	345104									
CARLSON, MATTHEW J & DEBORAH L										
19800 S 4175 RD CLAREMORE OK 74017-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	11.57 - Acres							
Sec/Twn/Rng	30 / 22 / 16 / 1									
Neighborhood	2116 - UNPLATTED									
School District	S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.35200145 -95.61765657				Building Permits						
TR DESC 2024-008934 AS COMM NE/C SEC; S01.4128E 815.82' TO POB; S01.4128E 353.60'; S88.2659W 567.17'; S04.1329W 152.81'; S88 2647W 732.63'; N01.4140W 405.36'; N88.2347E 737.94'; N01.4126W 99 08'; N88.2347E 577.63' TO POB.				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT	08/2024				
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BOYD, JAMES C REVOCABLE TRUST	07/12/2024	166,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2025	Land Value	166,500	166,500	11%	18,315	Assessed	18,315	1,981.34	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	166,500	166,500		18,315	Total Taxable	18,315	1,981.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109337	CARLSON, MATTHEW J & DEBORAH L			10	166,500	0	18,315	1,982.00	
2024	2024-660109337	CARLSON, MATTHEW J & DEBORAH L			10	2,342	0	258	27.00	



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	11.556							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	503,380.00 x .28 = 140,751							
Factor Value				GRM Approach				
Adjustments	1.1829			GRM Code				
Lot Value	166,500			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area	/			Adjustment Model	NewTest			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn	/			Improvements				
Bed/F/H Bath	/ /			Lot Value	166,500			
Basement Area				Indicated Value	166,500	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	166,500	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 166,500					
Total Area	x	Indicated Value	= 166,500					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value