



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 660000666 Parcel ID 22N14E-01-4-00000-000-0000 Cadastral ID 01-22-14-01300 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264197 SCHNELL, CYNTHIA L 13700 S 4070 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13690 S 4070 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 1 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">08/10/2020 13:49</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/11/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.41354556 -95.75903656																																																																																																																									
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.0827		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	221,401.00 x .56 = 123,048		
Factor Value			
Adjustments	1.0000		
Lot Value	123,048		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/11/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	1,561 / 2,547
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,561
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	381,433 149.76 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	301,952
Lot Value	123,048
Indicated Value	425,000 166.86 Per SqFt
Agland Value	
Site Improvements	44,709
Total Value	469,709 184.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.48	Total Misc Impr	+ 24,305
Roofing Adj	+ 3.46	Garage Cost	+ 26,287
Subfloor Adj	+ -2.21	Total RCN	= 363,797
Heat/Cool Adj	+ 14.47	Depreciation (17%)	- 61,845
Plumbing Adj	+ 8.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,952
Adj Base Cost	= 122.97	Lot Value	+ 123,048
Total Area	x 2,547	Indicated Value	= 425,000
Adjusted Cost	= 313,205	Value Per SqFt	166.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	2015	14x7		98	29.22		2,864
PRCH	SLAB PORCH - COVERED	2016	34x6		204	28.78		5,871
PRCH	SLAB PORCH - COVERED	2017	34x6		204	28.78		5,871
PATO	SLAB PORCH - OPEN	2018	12x6		72	12.93		931
PATO	SLAB PORCH - OPEN	2019	14x14		196	11.93		2,338



Rogers

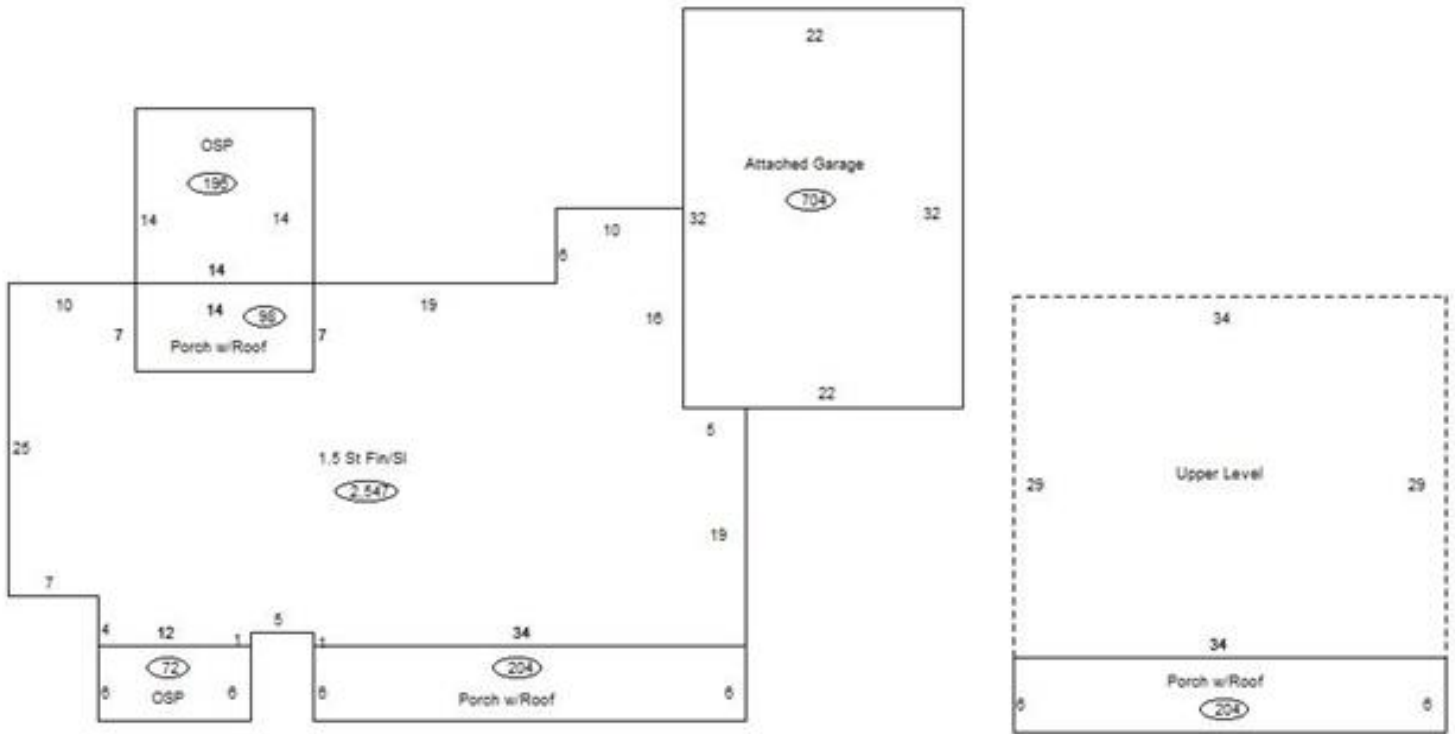
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,561	1.632	2,547
2	U	^UL	Overhang	13	Upper Level	986	1.000	986
3	G	1		13	Attached Garage	704	1.000	704
4	M	PRCH		13	SLBC	98	1.000	98
5	M	PRCH		13	SLBC	204	1.000	204
6	M	PRCH		13	SLBC	204	1.000	204
7	M	PATO		13	Open Slab	72	1.000	72
8	M	PATO		13	Open Slab	196	1.000	196
Total Building Area						1,561		2,547



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300	25,410	10,890
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,500)	14,700		14,700	1,470	13,230
	LT	LEAN-TO	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)	1,402		1,402	351	1,051
	UTIL	SHOP BUILDING	0x0x0			2,560
	Qual 3	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25.44 x 2,560)	65,126		65,126	45,588	19,538
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					