



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	660001037								
Parcel ID	24N15E-01-3-00000-000-0000								
Cadastral ID	01-24-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	330471								
DYCHES, DANIEL & ANNELIZE									
RR2 BOX 63-1 NOWATA OK 74048-0000									
Parcel Location									
Situs	01724 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	145.57 - Acres						
Sec/Twn/Rng	1 / 24 / 15 / 3								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.58827655 -95.66752973									
SW LESS STRIP OF LAND DESC ON 1822-785 AS BEG ON E ROW LIN HWY 169 WHERE IT INTERSECTS W LINE OF SW/4 579.66' N01-2355W OF SW/C OF SW/4; TH N01-2355W 508.02'; TH N27-2823E 1063.79'; TH N32-4742E 501.52'; TH N27-4325E 228.47'; TH N88-5758E 265.70'; TH S28-2019W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R22- NEW MH COMING	04/2019	06/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	FLEEGER, JEFFREY B JR &	03/20/2020	452,000	WG					
2663/267	FLEEGER, JEFFREY B	09/25/2017	0	WB					
2112/634	FLEEGER, JOHN B	07/06/2010	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2021	Land Value	39,326	39,326	11%	4,326	Assessed	5,868	634.81
Year Frozen	0	Improvements	19,983	14,016		1,542	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	59,309	53,342		5,868	Total Taxable	5,868	635.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001037	DYCHES, DANIEL & ANNELIZE	10	54,519	0	5,697	616.00		
2024	2024-660001037	DYCHES, DANIEL & ANNELIZE	10	54,049	0	5,531	579.00		
2023	2023-660001037	DYCHES, DANIEL & ANNELIZE	10	51,489	0	5,370	558.00		
2022	2022-660001037	DYCHES, DANIEL & ANNELIZE	10	50,537	0	5,214	539.00		
2021	2021-660001037	DYCHES, DANIEL & ANNELIZE	10	46,016	0	5,062	528.00		
2020	2020-660001037	DYCHES, ANNELIZE	10	45,964	0	5,056	535.00		
2019	2019-660001037	FLEEGER, JEFFREY B JR &	10	45,819	0	5,040	523.00		
2018	2018-660001037	FLEEGER, JEFFREY B JR &	10	45,964	0	5,056	542.00		
2017	2017-660001037	FLEEGER, JEFFREY B JR &	10	45,865	0	5,045	574.00		
2016	2016-660001037	FLEEGER, JEFFREY B	10	49,141	0	5,406	560.00		
2015	2015-660001037	FLEEGER, JEFFREY B	10	48,952	0	5,385	527.00		
2014	2014-660001037	FLEEGER, JEFFREY B	10	49,141	0	5,406	529.00		
2013	2013-660001037	FLEEGER, JEFFREY B	10	49,141	0	5,406	511.00		



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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



660001037

07/16/24

660001037_002.JPG

7/24/2024

Residential Data

Type
 Condition -
 Quality -
 Architecture
 Style
 Exterior Wall
 Base/Total Area /
 Style
 HVAC
 Roof Cover
 Area on Slab
 Fixture/RghIn /
 Bed/F/H Bath / /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age /

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	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
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	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	39,326
Site Improvements	19,983
Total Value	59,309 0.00 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,120
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30.67 x 1,120) 34,350		Modifier Total	RCN 34,350	Depr (55% Phys/ % Func) 18,893	RCNLD 15,457
	BARN	BARN	0x0x0			2,592
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (8.73 x 2,592) 22,628		Modifier Total	RCN 22,628	Depr (80% Phys/ % Func) 18,102	RCNLD 4,526
	HS	HAY SHED	0x0x0			3,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 3,500) 16,380		Modifier Total	RCN 16,380	Depr (100% Phys/ % Func) 16,380	RCNLD



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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	NTV PST	30		0	13.000	72	72	936	936
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90		0	3.000	216	216	648	648
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	7.000	192	192	1,344	1,344
NTV PST Totals						23.000			2,928	2,928
BR	BREAKS-ALLUVIAL LAND COMP	CLT LND	30		0	5.000	105	105	525	525
OKA	OKEMAH SILTY CLAY LOAM	CLT LND	90		0	83.570	315	315	26,325	26,325
OKB	OKEMAH SILTY CLAY LOAM 1-	CLT LND	80		0	32.000	280	280	8,960	8,960
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84		0	2.000	294	294	588	588
CLT LND Totals						122.570			36,398	36,398
Total Agland						145.570			39,326	39,326