



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 660001601 Parcel ID 22N14E-02-3-00000-000-0000 Cadastral ID 02-22-14-00610 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 217934 LEWIS, MARK A REVOCABLE TRUST 13751 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13751 S 4050 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																				
Legal Description N2 S2 NW SW Lat/Long: 36.41400483 -95.79212062																																																																																																																				
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,392 / 2,644
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,392
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	263,669		
Lot Value			
Indicated Value	263,669	99.72	Per SqFt
Agland Value	1,994		
Site Improvements			
Total Value	529,332	200.20	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.55	Total Misc Impr	+	34,435
Roofing Adj	+ 3.00	Garage Cost	+	21,728
Subfloor Adj	+ -1.95	Total RCN	=	356,310
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	92,641
Plumbing Adj	+ 8.45	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	263,669
Adj Base Cost	= 113.52	Lot Value	+	
Total Area	x 2,644	Indicated Value	=	263,669
Adjusted Cost	= 300,147	Value Per SqFt		99.72

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	4397		1056	1,056	26.52		28,005



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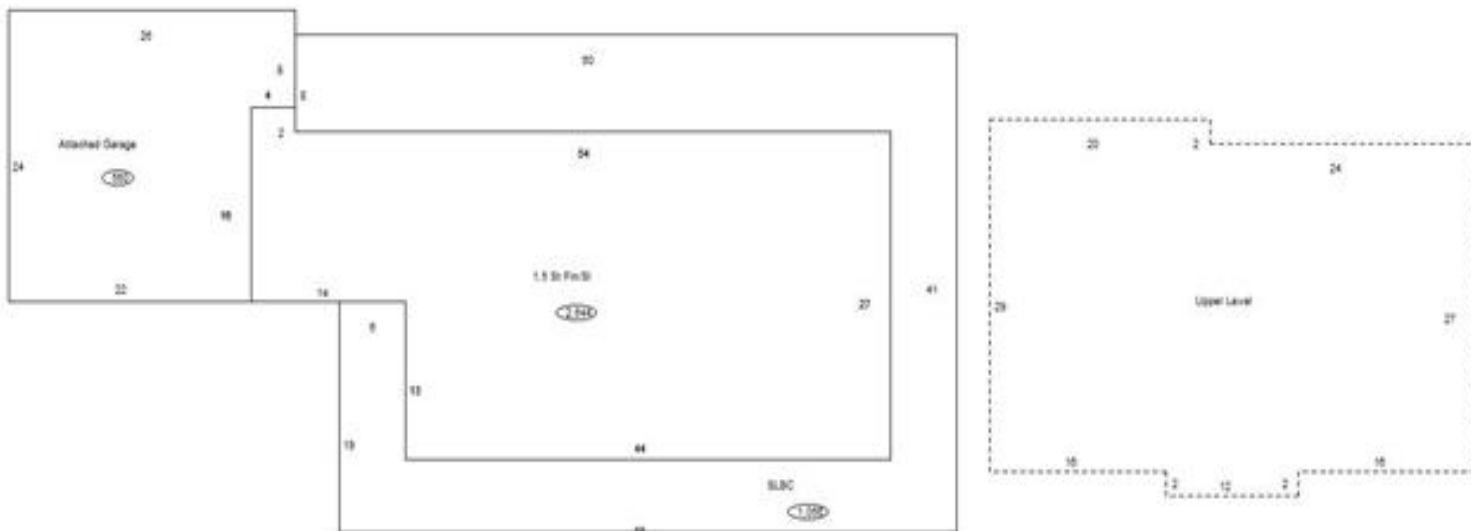
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Sketch Image

660001601



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,392	1.899	2,644
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	1,056	1.000	1,056
4	U	^UL		10	Upper Level	1,252	1.000	1,252
Total Building Area						1,392		2,644



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				



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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			1.029	54	54	56	56
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			8.971	216	216	1,938	1,938
NTV PST Totals						10.000			1,994	1,994
Total Agland						10.000			1,994	1,994