



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	660001602								
Parcel ID	22N14E-02-3-00000-000-0000								
Cadastral ID	02-22-14-00800								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	317659								
STELZER, JUSTON & LESLIE									
13601 S 4050 RD OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13601 S 4050 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	2 / 22 / 14 / 3								
Neighborhood	4010 - 22-14								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41537293 -95.79216032									
Building Permits									
N2 NW SW									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2531/57	EMORY, ADDISON III &	02/19/2016	367,000	YES
					2135/938	BURNS, WILLIAM R &	10/25/2010	340,000	YES
					1765/693	JANISCH, JULIE A &	04/07/2006	300,000	YES
					1613/40	BROWN, TERRY D & JOYCE A	07/13/2004	287,000	YES
					991/539	DICKEY, ROY	06/02/1995	51,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2017	Land Value	4,294	4,294	11%	472	Assessed	37,993	4,110.14
Year Frozen	0	Improvements	377,580	341,102		37,521	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	381,874	345,396		37,993	Total Taxable	37,993	4,110.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001602	STELZER, JUSTON & LESLIE			10	342,315	0	36,887	3,991.00
2024	2024-660001602	STELZER, JUSTON & LESLIE			10	353,706	0	35,812	3,751.00
2023	2023-660001602	STELZER, JUSTON & LESLIE			10	316,087	0	34,769	3,616.00
2022	2022-660001602	STELZER, JUSTON & LESLIE			10	323,150	0	35,546	3,679.00
2021	2021-660001602	STELZER, JUSTON & LESLIE			10	320,335	0	35,187	3,669.00
2020	2020-660001602	STELZER, JUSTON & LESLIE &			10	280,428	0	30,241	3,199.00
2019	2019-660001602	STELZER, JUSTON & LESLIE &			10	266,913	0	29,360	3,047.00
2018	2018-660001602	STELZER, JUSTON & LESLIE &			10	276,707	0	30,438	3,268.00
2017	2017-660001602	STELZER, JUSTON & LESLIE &			10	272,607	0	29,987	3,409.00
2016	2016-660001602	STELZER, JUSTON & LESLIE &			10	268,323	0	29,419	3,046.00
2015	2015-660001602	EMORY, ADDISON III &			10	259,659	0	28,562	2,798.00
2014	2014-660001602	EMORY, ADDISON III &			10	262,626	0	28,211	2,760.00
2013	2013-660001602	EMORY, ADDISON III &			10	248,999	0	27,390	2,592.00



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Lot Data	Units-Buildable - 22-14 (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	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,116 / 3,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,116
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 21

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/17/2020

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	99.68	Total Misc Impr	+ 19,134				
Roofing Adj	+ 4.35	Garage Cost	+ 0				
Subfloor Adj	+ -2.06	Total RCN	= 395,796				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 98,949				
Plumbing Adj	+ 6.27	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 296,847				
Adj Base Cost	= 120.88	Lot Value	+ 0				
Total Area	x 3,116	Indicated Value	= 296,847				
Adjusted Cost	= 376,662	Value Per SqFt	95.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	296,847		
Lot Value			
Indicated Value	296,847	95.27	Per SqFt
Agland Value	4,294		
Site Improvements	80,733		
Total Value	678,721	217.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4402	447		447	25.53		11,412
PRCH	SLAB PORCH - COVERED	4403	33x9		297	26.00		7,722



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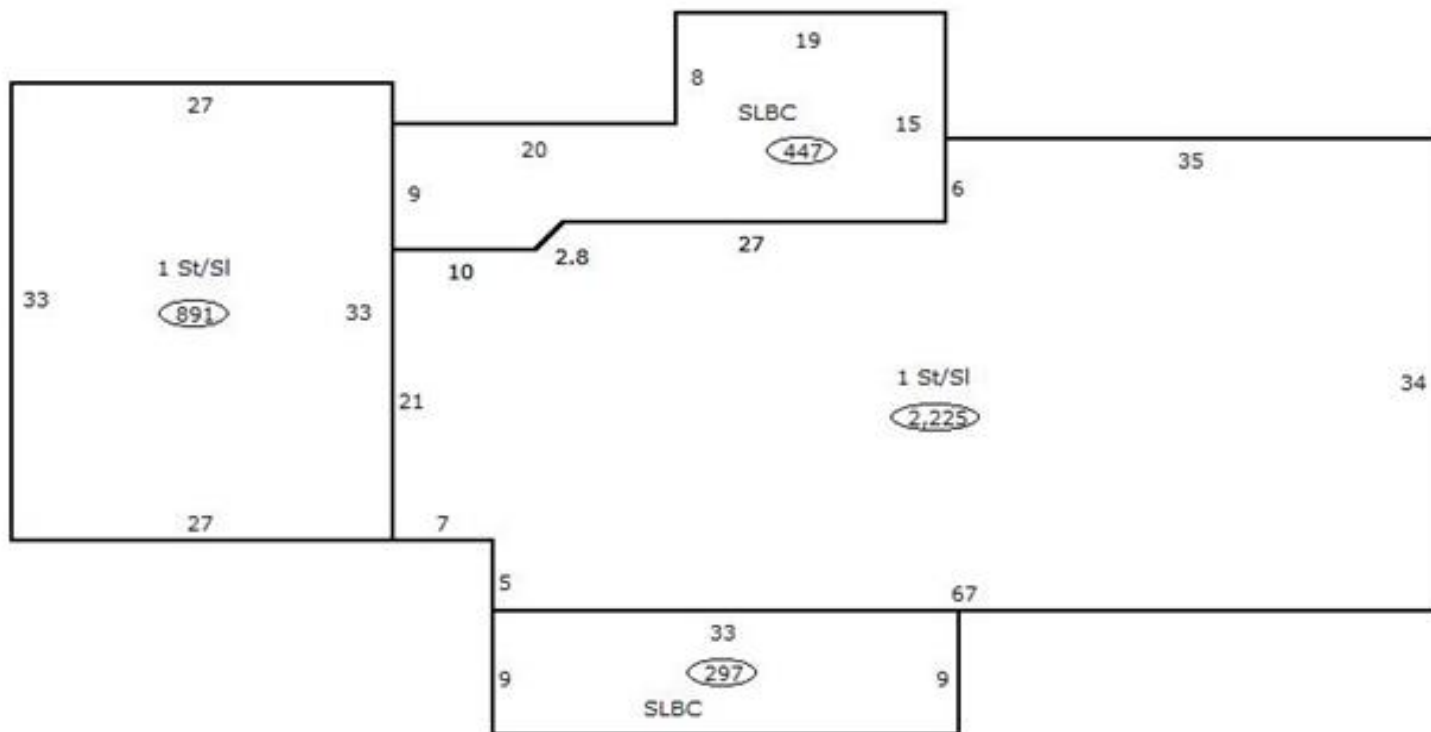
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,225	1.000	2,225
2	R	1	Slab	13	1 St/SI	891	1.000	891
3	M	PRCH		13	SLBC	447	1.000	447
4	M	PRCH		13	SLBC	297	1.000	297
Total Building Area						3,116		3,116



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (9.80 x 1,500)		14,700		14,700	4,410	10,290
	LT	LEAN-TO	0x0x0			700
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (2.92 x 700)		2,044		2,044	613	1,431
	UTIL	SHOP BUILDING	0x0x0			3,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25.56 x 3,000)		76,680		76,680	7,668	69,012



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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			.041	54	54	2	2
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			.371	166	166	61	61
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			19.589	216	216	4,231	4,231
NTV PST Totals						20.000			4,294	4,294
Total Agland						20.000			4,294	4,294