



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:59:33
 Page 1

Assessment Data					Primary Image									
Account	660002540				<p>660002540_001.JPG 7/30/2024</p>									
Parcel ID	23N14E-03-4-00000-000-0000													
Cadastral ID	03-23-14-00200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	207124													
KISTLER, DANNY														
7960 S 4050 RD TALALA OK 74080-0000														
Parcel Location														
Situs	07960 S 4050 RD													
Subdivision														
Lot/Block	/	Parcel Size	150 - Acres											
Sec/Twn/Rng	3 / 23 / 14 / 4													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.49976638 -95.80263924														
E2 SW & W2 SE & W2 S2 SE SE LESS TR COMM SW/C SEC; N88 5812E 1320.15' TO POB; N88.5812E 933.38'; N01.0458W 933.38'; S88 5812W 933.38'; S01.0458E 933.38' TO POB														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	34,664	34,664	11%	3,813	Assessed	9,677 1,046.87						
Year Frozen	0	Improvements	82,104	53,316		5,864	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00						
TIF Project ID	0	Total Value	116,768	87,980		9,677	Total Taxable	8,677 953.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002540	KISTLER, DANNY	10	112,540	1000	8,396	923.00							
2024	2024-660002540	KISTLER, DANNY	10	117,334	1000	8,123	865.00							
2023	2023-660002540	KISTLER, DANNY	10	80,516	1000	7,857	831.00							
2022	2022-660002540	KISTLER, DANNY	10	81,281	1000	7,708	811.00							
2021	2021-660002540	KISTLER, DANNY	10	76,856	1000	7,454	791.00							
2020	2020-660002540	KISTLER, DANNY	10	79,693	1000	7,766	835.00							
2019	2019-660002540	KISTLER, DANNY	10	83,125	1000	8,143	859.00							
2018	2018-660002540	KISTLER, DANNY	10	89,163	1000	8,808	960.00							
2017	2017-660002540	KISTLER, DANNY	10	88,623	1000	8,748	1,008.00							
2016	2016-660002540	KISTLER, DANNY	10	87,884	1000	8,667	911.00							
2015	2015-660002540	KISTLER, DANNY	10	86,917	1000	8,561	851.00							
2014	2014-660002540	KISTLER, DANNY	10	90,001	1000	8,900	883.00							
2013	2013-660002540	KISTLER, DANNY	10	90,719	1000	8,979	861.00							



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Date 04/17/2026
 Time 01:59:33
 Page 2

Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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7/30/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,292 / 1,672
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,292
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	70,003		
Lot Value			
Indicated Value	70,003	41.87	Per SqFt
Agland Value	34,664		
Site Improvements	12,101		
Total Value	116,768	69.84	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	76.64	Total Misc Impr	+	0			
Roofing Adj	+ 3.10	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	155,563			
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	85,560			
Plumbing Adj	+ 3.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	70,003			
Adj Base Cost	= 93.04	Lot Value	+				
Total Area	x 1,672	Indicated Value	=	70,003			
Adjusted Cost	= 155,563	Value Per SqFt		41.87			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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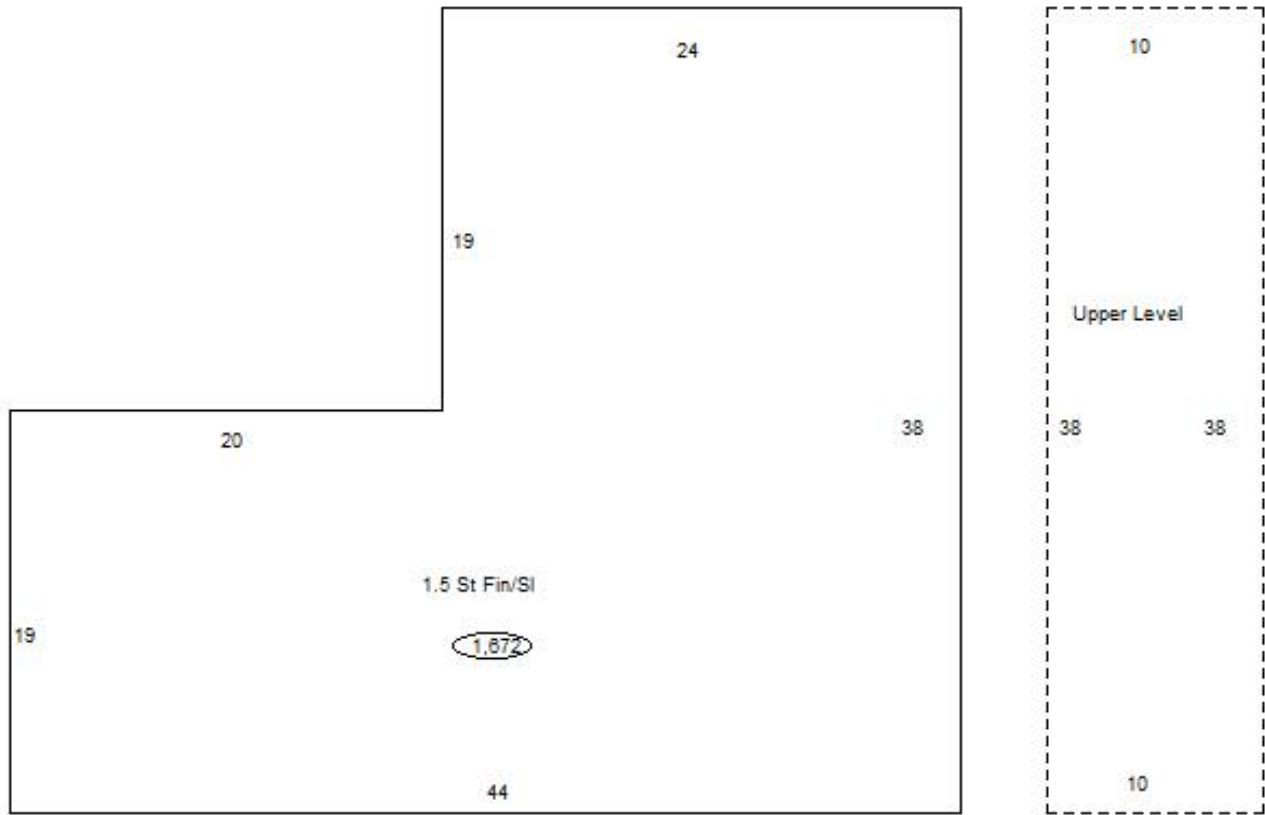
Date 04/17/2026

Time 01:59:33

Page 3

Sketch Image

660002540



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/Sl	1,292	1.294	1,672
2	U	^UL	Overhang	10	Upper Level	380	1.000	380
Total Building Area						1,292		1,672



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Date 04/17/2026
 Time 01:59:34
 Page 4

660002540

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 500) 15,640		Modifier Total	RCN 15,640	Depr (60% Phys/ % Func) 9,384	RCNLD 6,256
	BARN	BARN	0x0x0			2,160
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.02 x 2,160) 19,483		Modifier Total	RCN 19,483	Depr (70% Phys/ % Func) 13,638	RCNLD 5,845



Rogers

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Date 04/17/2026
Time 01:59:34
Page 5

Agland Inventory

660002540

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			12.000	84	84	1,008	1,008
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			37.000	168	168	6,216	6,216
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			15.000	224	224	3,360	3,360
IMP PST Totals						64.000			10,584	10,584
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80			86.000	280	280	24,080	24,080
CLT LND Totals						86.000			24,080	24,080
Total Agland						150.000			34,664	34,664