



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 660003356 Parcel ID 23N15E-04-2-00000-000-0000 Cadastral ID 04-23-15-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 202114 WIGGINTON, STEPHEN L & SHARON K CO TRUSTEES 6444 E 350 RD TALALA OK 74080-0000 Parcel Location Situs 06444 E 350 RD Subdivision Lot/Block / Parcel Size 40.11 - Acres Sec/Twn/Rng 4 / 23 / 15 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0068.JPG 3/5/2020</p>																																																	
Legal Description Lat/Long: 36.50854258 -95.71587076																																																						
LOT 3					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 6,248</td> <td>6,248</td> <td>11%</td> <td>687</td> <td>Assessed</td> <td>51,862</td> <td>5,610.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 615,435</td> <td>465,232</td> <td> </td> <td>51,175</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-95.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 621,683</td> <td>471,480</td> <td> </td> <td>51,862</td> <td>Total Taxable</td> <td>50,862</td> <td>5,516.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 6,248	6,248	11%	687	Assessed	51,862	5,610.51	Year Frozen	0	Improvements 615,435	465,232		51,175	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00	TIF Project ID	0	Total Value 621,683	471,480		51,862	Total Taxable	50,862	5,516.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003356	WIGGINTON, STEPHEN L & SHARON K	10	586,359	1000	49,352	5,353.00																																															
2024	2024-660003356	WIGGINTON, STEPHEN L & SHARON K	10	519,411	1000	47,885	5,029.00																																															
2023	2023-660003356	WIGGINTON, STEPHEN L & SHARON K	10	440,613	1000	46,462	4,846.00																																															
2022	2022-660003356	WIGGINTON, STEPHEN L & SHARON K	10	439,954	1000	45,079	4,680.00																																															
2021	2021-660003356	WIGGINTON, STEPHEN L & SHARON K	10	416,559	1000	43,737	4,574.00																																															
2020	2020-660003356	WIGGINTON, STEPHEN L & SHARON K	10	400,949	1000	41,846	4,441.00																																															
2019	2019-660003356	WIGGINTON, STEPHEN L & SHARON K	10	378,168	1000	40,598	4,227.00																																															
2018	2018-660003356	WIGGINTON, STEPHEN L & SHARON K	10	390,359	1000	41,939	4,517.00																																															
2017	2017-660003356	WIGGINTON, STEPHEN L & SHARON K	10	385,355	1000	41,389	4,720.00																																															
2016	2016-660003356	WIGGINTON, STEPHEN L & SHARON K	10	7,046	0	775	80.00																																															
2015	2015-660003356	WIGGINTON, STEPHEN L & SHARON K	10	7,031	0	773	76.00																																															
2014	2014-660003356	WIGGINTON, STEPHEN L & SHARON K	10	7,046	0	775	76.00																																															
2013	2013-660003356	WIGGINTON, STEPHEN L & SHARON K	10	7,046	0	775	73.00																																															




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Lot Data	Units-Buildable - OOLOGAH RURAL (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		 <p>\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0068.JPG 3/5/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,041 / 3,041
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,041
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	980 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

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	

Cost Approach				Manual : 01/2025			
Base Cost	120.03	Total Misc Impr	+ 49,081				
Roofing Adj	+ 6.38	Garage Cost	+ 63,132				
Subfloor Adj	+ -4.36	Total RCN	= 567,968				
Heat/Cool Adj	+ 18.45	Depreciation (8%)	- 45,437				
Plumbing Adj	+ 9.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 522,531				
Adj Base Cost	= 149.87	Lot Value	+ 171.83				
Total Area	x 3,041	Indicated Value	= 522,531				
Adjusted Cost	= 455,755	Value Per SqFt	171.83				

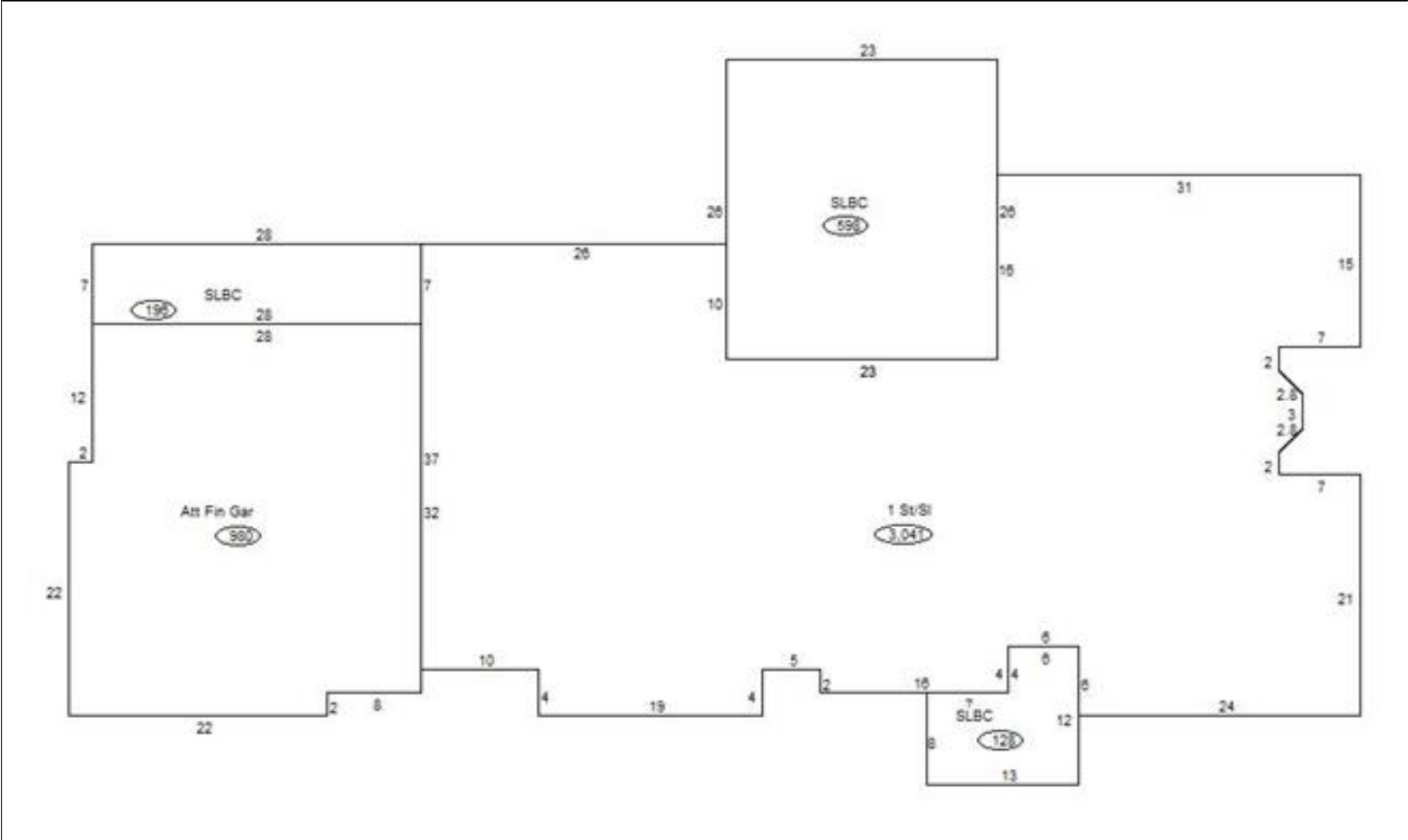
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	522,531		
Lot Value			
Indicated Value	522,531	171.83	Per SqFt
Agland Value	6,248		
Site Improvements	92,904		
Total Value	621,683	204.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	129954	28x7		196	36.31		7,117
PRCH	SLAB PORCH - COVERED	129955	128		128	36.79		4,709
PRCH	Porch	129956	26x23		598	34.88		20,858



Sketch Image

660003356



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,041	1.000	3,041
2	G	5		13	Att Fin Gar	980	1.000	980
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	128	1.000	128
5	M	PRCH		13	SLBC	598	1.000	598
Total Building Area						3,041		3,041



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	55x50x10	Concrete	Formed Metal	2,750
	Qual	4.5	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (33.58 x 2,750)		92,345	92,345	13,852	78,493
	LNT0	Lean To - Attached	30x24x8	Gravel	Formed Metal	720
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)		7,546	7,546	3,245	4,301
	LNT0	Lean To - Attached	22x48x8	Gravel	Formed Metal	1,056
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (8.18 x 1,056)		8,638	8,638	3,714	4,924
	LT	LEAN-TO	30x24x0			720
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 720)		2,102	2,102		2,102
	LT	LEAN-TO	48x22x0			1,056
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,056)		3,084	3,084		3,084



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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	12.110	72	72	872	872
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	28.000	192	192	5,376	5,376
NTV PST Totals						40.110			6,248	6,248
Total Agland						40.110			6,248	6,248