



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:42:54  
Page 1

Assessment Data					Primary Image				
Account	660004522				<p>04/07/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0003.JPG 4/8/2022</p>				
Parcel ID	22N15E-05-1-00000-000-0000								
Cadastral ID	05-22-15-01200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	298645								
OTHNIEL, BENJAMIN W &									
MICHALAH									
13399 S HWY 169									
OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13399 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	3.86 - Acres						
Sec/Twn/Rng	5 / 22 / 15 / 1								
Neighborhood	6010 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.41720091 -95.72954101									
PT W2 SW NE BEG: SE/C, W 220'; N 707.2'; TO SLY BNDRY/L OF HWY 169 ROW; NELY ALG SD ROW TO E/L OF W2 SW NE; S 820.5' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1972/20	WINDLE, MARTIN P & JANALEE	08/04/2008	100,000	YES					
1131/296	PATTEN, STEVEN M	07/10/1998	75,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2009	Land Value	54,980	44,564	11%	4,902	Assessed	13,075 1,414.47	
Year Frozen	0	Improvements	112,507	74,302		8,173	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	167,487	118,866		13,075	Total Taxable	12,075 1,320.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004522	OTHNIEL, BENJAMIN W &	10	146,217	1000	11,695	1,279.00		
2024	2024-660004522	OTHNIEL, BENJAMIN W &	10	152,021	1000	11,325	1,200.00		
2023	2023-660004522	OTHNIEL, BENJAMIN W &	10	125,793	1000	10,966	1,155.00		
2022	2022-660004522	OTHNIEL, BENJAMIN W &	10	117,599	2000	9,617	1,023.00		
2021	2021-660004522	OTHNIEL, BENJAMIN W &	10	113,915	2000	9,279	994.00		
2020	2020-660004522	OTHNIEL, BENJAMIN W &	10	115,682	1000	9,950	1,067.00		
2019	2019-660004522	OTHNIEL, BENJAMIN W &	10	106,738	1000	9,632	1,014.00		
2018	2018-660004522	OTHNIEL, BENJAMIN W &	10	109,989	1000	9,322	1,015.00		
2017	2017-660004522	OTHNIEL, BENJAMIN W &	10	109,297	1000	9,022	1,039.00		
2016	2016-660004522	OTHNIEL, BENJAMIN W &	10	107,118	1000	8,730	918.00		
2015	2015-660004522	OTHNIEL, BENJAMIN W &	10	105,357	1000	8,447	841.00		
2014	2014-660004522	OTHNIEL, BENJAMIN W &	10	83,373	1000	8,171	811.00		
2013	2013-660004522	OTHNIEL, BENJAMIN W &	10	84,623	1000	8,199	788.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:42:54  
 Page 2

Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size			
Lot Count			
Units Buildable	3.86		
Non-Ag Acres	3.8109		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	166,002.00 x .33 = 54,980		
Factor Value			
Adjustments	1.0000		
Lot Value	54,980		



\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG\_0003.JPG 4/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,264 / 2,264
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	578
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	594 Carport - Shed Roof
Remodel	
Year/Eff Age	1950 / 57

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	209,582 92.57 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	96,701
Lot Value	54,980
Indicated Value	151,681 67.00 Per SqFt
Agland Value	
Site Improvements	15,806
Total Value	167,487 73.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+ 3,238
Roofing Adj	+ 4.15	Garage Cost	+ 7,021
Subfloor Adj	+ 0.53	Total RCN	= 254,477
Heat/Cool Adj	+ 11.47	Depreciation ( 62%)	- 157,776
Plumbing Adj	+ 2.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,701
Adj Base Cost	= 107.87	Lot Value	+ 54,980
Total Area	x 2,264	Indicated Value	= 151,681
Adjusted Cost	= 244,218	Value Per SqFt	67.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11716	17x8		136	23.81		3,238
SHLT	STORM SHELTER			2024	1	0.00		



# Rogers

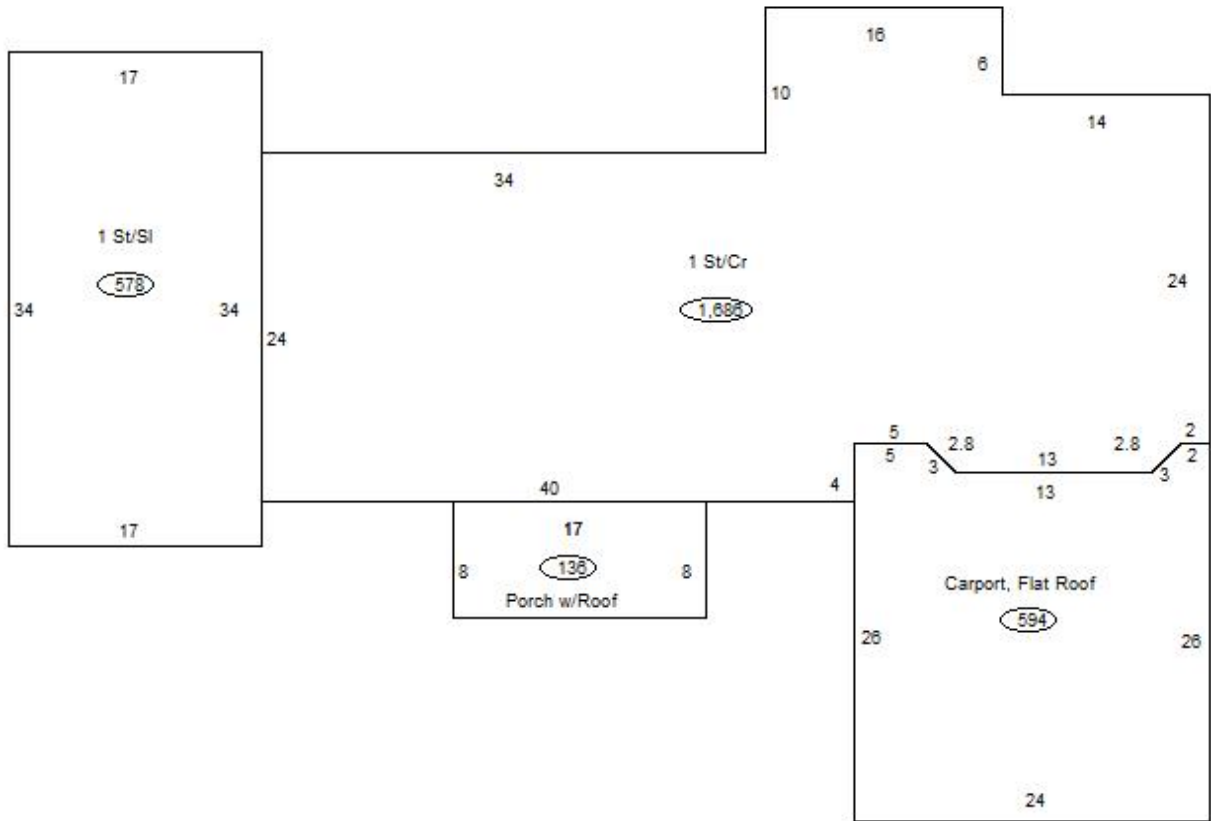
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:42:54  
 Page 3

### Sketch Image

660004522



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,686	1.000	1,686
2	M	PRCH		13	SLBC	136	1.000	136
3	R	1	Slab	13	1 St/Sl	578	1.000	578
4	G	4		13	Carport, Flat Roof	594	1.000	594
<b>Total Building Area</b>						<b>2,264</b>		<b>2,264</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:42:54  
Page 4

660004522

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	16x30x0			480
	Qual	2	Cond	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 480)	15,806	15,806		15,806