




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:45:50
 Page 1

Assessment Data					Primary Image														
Account 660004523 Parcel ID 22N15E-05-2-00000-000-0000 Cadastral ID 05-22-15-01300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 196404 TESTERMAN, JOHN R & ORRNAH V TRUSTEES 13033 S 4080 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13033 S 4080 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 5 / 22 / 15 / 2 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-02-15 02-15-18\02-15-18 065.JPG 2/16/2018</p>														
Legal Description Lat/Long: 36.42237489 -95.73852237																			
N2 LOT 4 LESS E2 N2 N2 LOT 4 (GOV'T LOT 4 AKA NW NW)					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																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	2,685	1,118	11%	123	Assessed	6,528	706.21										
Year Frozen	2006	Improvements	139,879	58,225		6,405	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	142,564	59,343		6,528	Total Taxable	5,528	612.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004523	TESTERMAN, JOHN R &			10	143,963	1000	5,528	612.00										
2024	2024-660004523	TESTERMAN, JOHN R &			10	138,562	1000	5,528	593.00										
2023	2023-660004523	TESTERMAN, JOHN R &			10	129,113	1000	5,528	588.00										
2022	2022-660004523	TESTERMAN, JOHN R &			10	128,286	1000	5,528	586.00										
2021	2021-660004523	TESTERMAN, JOHN R &			10	132,218	1000	5,528	590.00										
2020	2020-660004523	TESTERMAN, JOHN R &			10	129,873	1000	5,528	599.00										
2019	2019-660004523	TESTERMAN, JOHN R &			10	124,416	1000	5,528	588.00										
2018	2018-660004523	TESTERMAN, JOHN R &			10	129,055	1000	5,528	607.00										
2017	2017-660004523	TESTERMAN, JOHN R &			10	127,832	1000	5,528	641.00										
2016	2016-660004523	TESTERMAN, JOHN R &			10	124,264	1000	5,528	587.00										
2015	2015-660004523	TESTERMAN, JOHN R &			10	119,908	1000	5,528	554.00										
2014	2014-660004523	TESTERMAN, JOHN R &			10	121,632	1000	5,528	553.00										
2013	2013-660004523	TESTERMAN, JOHN R &			10	114,195	1000	5,527	534.00										



Rogers

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Date 04/17/2026
Time 15:45:50
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,682 / 1,682
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,682
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.8 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	124,884		
Lot Value			
Indicated Value	124,884	74.25	Per SqFt
Agland Value	2,685		
Site Improvements	14,995		
Total Value	142,564	84.76	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.49	Total Misc Impr	+ 9,037
Roofing Adj	+ 5.19	Garage Cost	+ 14,325
Subfloor Adj	+ -1.15	Total RCN	= 235,630
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 110,746
Plumbing Adj	+ 6.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,884
Adj Base Cost	= 126.20	Lot Value	+ 124,884
Total Area	x 1,682	Indicated Value	= 124,884
Adjusted Cost	= 212,268	Value Per SqFt	74.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11720	18x6		108	23.92		2,583
PATO	SLAB PORCH - OPEN	11721	16x8		128	10.61		1,358
FPR1	Fireplace - Residential 1 Story			1	1	5,095.98		5,096



Rogers

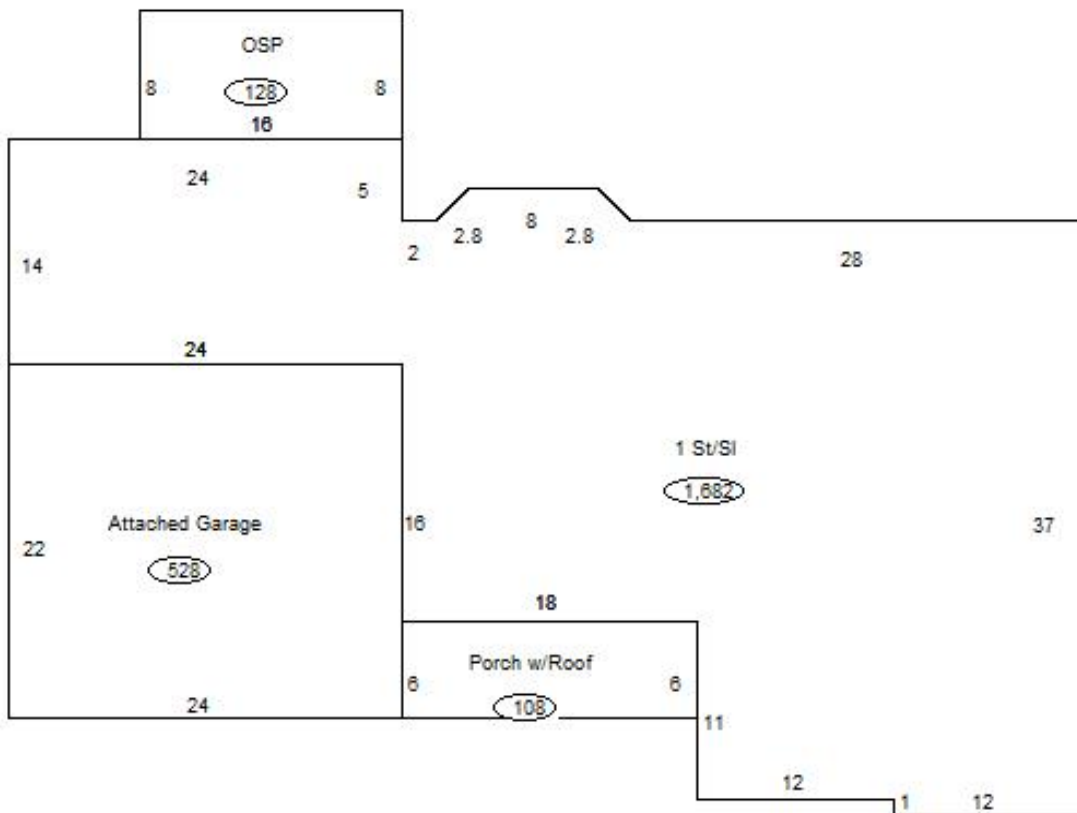
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:45:50
 Page 3

Sketch Image

660004523



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,682	1.000	1,682
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,682		1,682



Rogers




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Date 04/17/2026
 Time 15:45:50
 Page 4

660004523

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 900)		28,152		28,152	14,076
	BARN	BARN	0x0x0			598
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 598)		6,267		6,267	6,267
	LT	LEAN-TO	0x0x0			420
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 420)		1,226		1,226	307



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 15:45:50
Page 5

Agland Inventory

660004523

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	10.000	165	165	1,652	1,652
IMP PST Totals						10.000			1,652	1,652
BDC2	BATES-DENNIS SOILS 3-5% S	CLT LND	59		0	5.000	207	207	1,033	1,033
CLT LND Totals						5.000			1,033	1,033
Total Agland						15.000			2,685	2,685