



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:07:12
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Assessment Data					Primary Image																																																																																																																				
Account 660004526 Parcel ID 22N15E-05-1-00000-000-0000 Cadastral ID 05-22-15-01500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 326714 JASS PROPERTIES LLC 9977 E 330 RD TALALA OK 74080-0000 Parcel Location Situs 13405 S HWY 169 Subdivision Lot/Block / Parcel Size 1.2 - Acres Sec/Twn/Rng 5 / 22 / 15 / 1 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0010.JPG 4/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41837758 -95.72815988 A PT NE, BEG: AT PT 1917.95' S & 1593.92' W OF NE/C OF SEC; N 294 73' TO SLY/L OF HWY 169; SWLY ALG SD/L 200'; S 294.73'; NELY PAR WITH SLY/L OF SD HWY 200' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
Lot Size Lot Count Units Buildable 1.2 Non-Ag Acres 1.3517 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,881.00 x .52 = 30,732 Factor Value Adjustments 1.0000 Lot Value 30,732		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	1,289 / 1,289
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	111,540	86.53	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	90.98	Total Misc Impr	+	8,736	
Roofing Adj	+ 4.01	Garage Cost	+	9,568	
Subfloor Adj	+ 2.31	Total RCN	=	166,371	
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	91,504	
Plumbing Adj	+ 7.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	74,867	
Adj Base Cost	= 114.87	Lot Value	+	30,732	
Total Area	x 1,289	Indicated Value	=	105,599	
Adjusted Cost	= 148,067	Value Per SqFt		81.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,867		
Lot Value	30,732		
Indicated Value	105,599	81.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	105,599	81.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	11728	22x8		176	20.74		3,650
PRCH	SLAB PORCH - COVERED	11729	6x4		24	21.22		509



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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	Crawl	13	1 St/Cr	1,289	1.000	1,289
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,289		1,289



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						