




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660004527 <b>Parcel ID</b> 22N15E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-22-15-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 267286 KEYS, TEDDY L & VALORIE L  13383 S HWY 169 OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 13463 S HWY 169 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 5 / 22 / 15 / 1 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p style="text-align: right; color: orange;">04/07/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0006.JPG 4/8/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.41818591 -95.72884773																																																						
TR IN E2 SW NE, COMM: AT SW/C OF E2 SW NE; N 602.5' TO POB; E 168.1'; N 307.10' TO SLY ROW/L OF HWY 169; SWLY ALG SD/ LINE 194 06' TO W/L OF E2 SW NE; S 218' TO POB					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		1093/92	KEYS, JERRY & MIDRED KATHRYN RC	12/30/1997	0	No																																													
<b>Parcel Valuation</b>					<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>1998</td> <td>Land Value 27,056</td> <td>15,244</td> <td>11%</td> <td>1,677</td> <td>Assessed</td> <td>12,572</td> <td>1,360.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 145,185</td> <td>99,042</td> <td> </td> <td>10,895</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 172,241</td> <td>114,286</td> <td> </td> <td>12,572</td> <td>Total Taxable</td> <td>12,572</td> <td>1,360.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	1998	Land Value 27,056	15,244	11%	1,677	Assessed	12,572	1,360.06	Year Frozen	0	Improvements 145,185	99,042		10,895	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 172,241	114,286		12,572	Total Taxable	12,572	1,360.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004527	KEYS, TEDDY L & VALORIE L	10	167,234	0	11,973	1,295.00																																															
2024	2024-660004527	KEYS, TEDDY L & VALORIE L	10	175,342	1000	10,402	1,104.00																																															
2023	2023-660004527	KEYS, TEDDY L & VALORIE L	10	149,055	1000	10,071	1,061.00																																															
2022	2022-660004527	KEYS, TEDDY L & VALORIE L	10	151,231	1000	9,749	1,023.00																																															
2021	2021-660004527	KEYS, TEDDY L & VALORIE L	10	161,771	1000	9,436	997.00																																															
2020	2020-660004527	KEYS, TEDDY L & VALORIE L	10	162,773	1000	9,131	980.00																																															
2019	2019-660004527	KEYS, TEDDY L & VALORIE L	10	145,517	1000	8,836	931.00																																															
2018	2018-660004527	KEYS, TEDDY L & VALORIE L	10	150,049	1000	8,550	932.00																																															
2017	2017-660004527	KEYS, TEDDY L & VALORIE L	10	148,720	1000	8,272	953.00																																															
2016	2016-660004527	KEYS, TEDDY L & VALORIE L	10	144,658	1000	8,002	843.00																																															
2015	2015-660004527	KEYS, TEDDY L & VALORIE L	10	139,987	1000	7,740	772.00																																															
2014	2014-660004527	KEYS, TEDDY L & VALORIE L	10	141,186	1000	7,485	744.00																																															
2013	2013-660004527	KEYS, TEDDY & JEAN MARIE	10	133,778	1000	7,238	697.00																																															



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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0704		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,625.00 x .58 = 27,056		
Factor Value			
Adjustments	1.0000		
Lot Value	27,056		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	177,981	108.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.51	Total Misc Impr	+	20,354			
Roofing Adj	+ 5.48	Garage Cost	+	16,086			
Subfloor Adj	+ 0.00	Total RCN	=	262,186			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	117,984			
Plumbing Adj	+ 7.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,202			
Adj Base Cost	= 137.65	Lot Value	+	27,056			
Total Area	x 1,640	Indicated Value	=	171,258			
Adjusted Cost	= 225,746	Value Per SqFt		104.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,202		
Lot Value	27,056		
Indicated Value	171,258	104.43	Per SqFt
Agland Value			
Site Improvements	983		
Total Value	172,241	105.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11732	16x4		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	11733	316		316	25.94		8,197
PATO	SLAB PORCH - OPEN	11734	20x12		240	9.88		2,371
PATO	SLAB PORCH - OPEN	11735	16x16		256	9.61		2,460





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			420
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 420) 1,966		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>