



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:23:54
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Assessment Data					Primary Image																																																																																																																				
Account 660004535 Parcel ID 22N15E-05-1-00000-000-0000 Cadastral ID 05-22-15-02400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 266623 KEYS, MARK R & DIANA L 14972 S 4064 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13363 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																																																																																																																									
Legal Description Lat/Long: 36.41864880 -95.72756725																																																																																																																									
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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
Lot Size Lot Count Units Buildable 1.2 Non-Ag Acres 1.2485 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,383.00 x .54 = 29,383 Factor Value Adjustments 1.0000 Lot Value 29,383		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0012.JPG 4/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,429 / 1,429
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	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 59

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,353	98.22	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.27	Total Misc Impr	+	7,098			
Roofing Adj	+ 4.57	Garage Cost	+	12,100			
Subfloor Adj	+ 1.20	Total RCN	=	208,998			
Heat/Cool Adj	+ 11.47	Depreciation (64%)	-	133,759			
Plumbing Adj	+ 7.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,239			
Adj Base Cost	= 132.82	Lot Value	+	29,383			
Total Area	x 1,429	Indicated Value	=	104,622			
Adjusted Cost	= 189,800	Value Per SqFt		73.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,239		
Lot Value	29,383		
Indicated Value	104,622	73.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	104,622	73.21	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11752	5x5		25	24.19		605
PATO	SLAB PORCH - OPEN	11753	12x11		132	10.58		1,397

