



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:15:26
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Assessment Data					Primary Image																																																																																																																				
Account 660004573 Parcel ID 000000-00-0-00489-001-0023 Cadastral ID 05-22-15-04230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 248014 MERRELL, MARY 13800 S LIONEL AVE OOLOGAH OK 74053-4015 Parcel Location Situs 13800 S LIONEL AVE Subdivision MEADOW ACRES Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.41140127 -95.72363584																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9312	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,563.00 x 1.05 = 42,591	
Factor Value		
Adjustments	1.0000	
Lot Value	42,591	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	768 / 768
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	768
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	832 Attached Garage - Unfinished
Remodel	
Year/Eff Age	/



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	247,927	322.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.45	Total Misc Impr	+	1,155			
Roofing Adj	+ 6.63	Garage Cost	+	24,785			
Subfloor Adj	+ -2.67	Total RCN	=	104,568			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 14.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,568			
Adj Base Cost	= 102.38	Lot Value	+	42,591			
Total Area	x 768	Indicated Value	=	147,159			
Adjusted Cost	= 78,628	Value Per SqFt		191.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,568		
Lot Value	42,591		
Indicated Value	147,159	191.61	Per SqFt
Agland Value			
Site Improvements	2,958		
Total Value	150,117	195.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
LTP	LEAN-TO PORCH	140302	32x10		320	2.93		938
LTW	Lean-To (Wd Frame)	140303	8x8		64	3.39		217



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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	Slab	13	1 St/SI	768	1.000	768
2	G	1		13	Attached Garage	832	1.000	832
3	M	LTP		13	Lean-To Porc	320	1.000	320
4	M	LTW		13	Wd Lean-To	64	1.000	64
Total Building Area						768		768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	CARPORT DIRT	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 360)	1,260		1,260	630	630
	UTIL	Shop Building	17x20x0			340	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (34.24 x 340)	11,642		11,642	9,314	2,328



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</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>	

Residential Data	
Type	6 Mobile Home 56 x 12
Condition	2 - Fair
Quality	1.8 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	672 / 672
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 56

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	33.76	Total Misc Impr	+	0			
Roofing Adj	+ 2.78	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	31,611			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	25,289			
Plumbing Adj	+ 10.50	Lump Sums	+	4,374			
Basement Adj	+ 0.00	RCNLD	=	10,696			
Adj Base Cost	= 47.04	Lot Value	+				
Total Area	x 672	Indicated Value	=	10,696			
Adjusted Cost	= 31,611	Value Per SqFt		15.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	10,696		
Lot Value			
Indicated Value	10,696	15.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	10,696	15.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	140394	12x10		120	39.82	80%	956
WODC	WOOD DECK - COVERED	140395	504		504	25.89	80%	2,610
CPF	CARPORT FLAT ROOF CF	140396	20x20		400	5.05	60%	808



Rogers

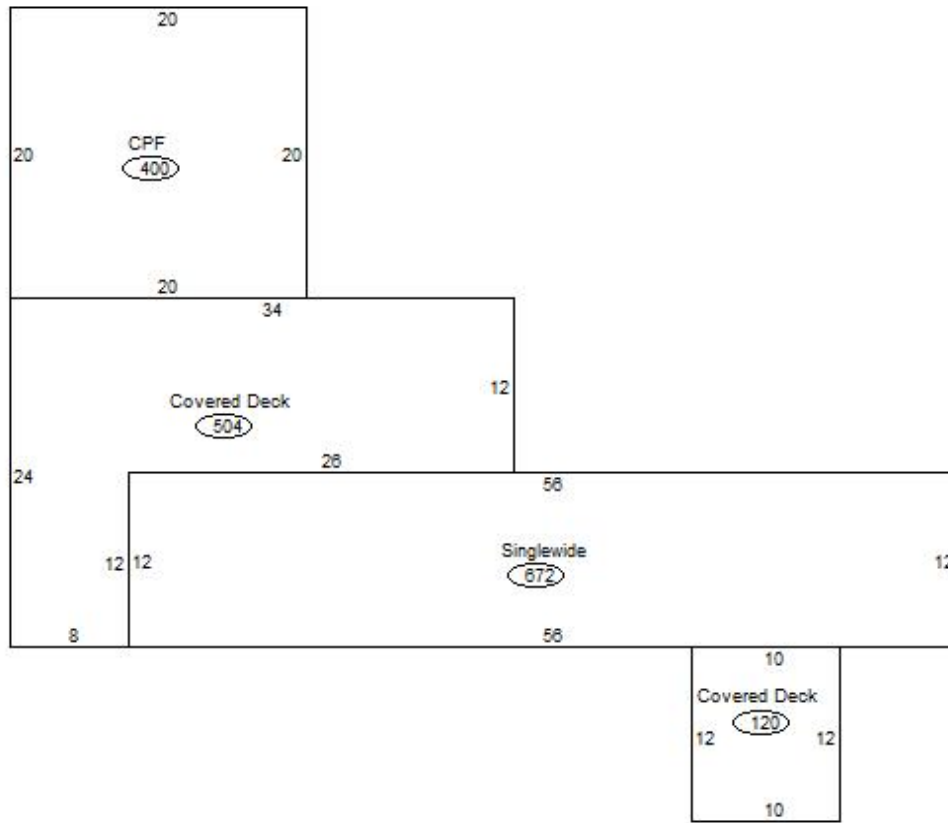
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Sketch Image

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1	R	13		13	Singlewide	672	1.000	672
2	M	WODC		13	WODC	120	1.000	120
3	M	WODC		13	WODC	504	1.000	504
4	M	CPF		13	CPF	400	1.000	400
Total Building Area						672		672