




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:08:06  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660004576 <b>Parcel ID</b> 000000-00-0-00489-001-0026 <b>Cadastral ID</b> 05-22-15-04260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 331790 RIDDLE, ROBERT DUSTIN  13821 S VALLEY RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 13821 S VALLEY RD <b>Subdivision</b> MEADOW ACRES <b>Lot/Block</b> 0026 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 22 / 15 / 5 <b>Neighborhood</b> 1066 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (46)\IMG_0058.JPG 4/12/2022</p>																																																																																																															
<b>Legal Description</b> Lot/Long: 36.41140383 -95.72579906 LOT 26 BLOCK 1 MEADOW ACRES																																																																																																																				
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Lot Data		Square-Foot - NBHD 1066 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8677							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	37,796.00 x 1.05 = 39,686							
Factor Value								
Adjustments	1.0000							
Lot Value	39,686							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 39,686					
Total Area	x	Indicated Value	= 39,686					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 39,686				
				Indicated Value 39,686 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 39,686 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				



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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 60 x 12
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	720 / 720
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	34.38	Total Misc Impr	+ 10,161	Roofing Adj	+ 2.85	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 44,469	Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 35,575
Plumbing Adj	+ 10.42	Lump Sums	+ 1,589	Basement Adj	+ 0.00	RCNLD	= 10,483
Adj Base Cost	= 47.65	Lot Value	+ 10,483	Total Area	x 720	Indicated Value	= 10,483
Adjusted Cost	= 34,308	Value Per SqFt	14.56	Adjusted Cost	= 34,308	Value Per SqFt	14.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	10,483		
Lot Value			
Indicated Value	10,483	14.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	10,483	14.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	140325	20x14		280	36.29		10,161
WODC	Wood Deck - Covered	153422	23x13		299	26.58	80%	1,589



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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	13		13	Singlewide	720	1.000	720
2	M	EPSW		13	EPSW	280	1.000	280
3	M	WODC		13	WODC	299	1.000	299
<b>Total Building Area</b>						<b>720</b>		<b>720</b>