




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:15:29  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004578 <b>Parcel ID</b> 000000-00-0-00489-001-0028 <b>Cadastral ID</b> 05-22-15-04280 <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> 336577 MAYNOR, MATTHEW  13850 S VALLEY RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 13850 S VALLEY RD <b>Subdivision</b> MEADOW ACRES <b>Lot/Block</b> 0028 / 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>C:\Users\RLN\Pictures\2018-02-15 02-15-18\02-15-18 010.JPG 2/16/2018</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.41086026 -95.72666758 LOT 28 BLOCK 1 MEADOW ACRES																																																																																																																									
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Date 04/17/2026  
 Time 04:15:29  
 Page 2

Lot Data		Square-Foot - NBHD 1066 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.892							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	38,856.00 x 1.05 = 40,799							
Factor Value								
Adjustments	1.0000							
Lot Value	40,799							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	40,799			
Year/Eff Age /				Indicated Value	40,799	0.00	Per SqFt	
				Agland Value				
				Site Improvements	629			
				Total Value	41,428	0.00	Total Value Per SqFt	
<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	+ 40,799					
Total Area	x	Indicated Value	= 40,799					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers


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Date 04/17/2026  
Time 04:15:29  
Page 3

660004578

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x16x0			224
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 224)		1,048		1,048 419		629



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Date 04/17/2026  
 Time 04:15:29  
 Page 4

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

C:\Users\RLN\Pictures\2018-02-15 02-15-18\02-15-18 010.JPG 2/16/2018

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	4.5 - Good
Quality	4.5 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 12

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	42.85	Total Misc Impr	+	0			
Roofing Adj	+ 3.89	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	103,817			
Heat/Cool Adj	+ 4.11	Depreciation ( 50%)	-	51,909			
Plumbing Adj	+ 15.36	Lump Sums	+	4,037			
Basement Adj	+ 0.00	RCNLD	=	55,945			
Adj Base Cost	= 66.21	Lot Value	+				
Total Area	x 1,568	Indicated Value	=	55,945			
Adjusted Cost	= 103,817	Value Per SqFt		35.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,945		
Lot Value			
Indicated Value	55,945	35.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	55,945	35.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	140326	12x12		144	32.98	15%	4,037



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Date 04/17/2026

Time 04:15:29

Page 5

### Sketch Image

660004578



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,568	1.000	1,568
2	M	WODO		10	WODO	144	1.000	144
<b>Total Building Area</b>						1,568		1,568