



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:15:36  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004588 <b>Parcel ID</b> 000000-00-0-00489-001-0038 <b>Cadastral ID</b> 05-22-15-04380 <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> 300357 WARD, JOHNIE & TOBIE WARD  13901 S VALLEY RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 13901 VALLEY RD <b>Subdivision</b> MEADOW ACRES <b>Lot/Block</b> 0038 / 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.41031566 -95.72580225																																																																																																																									
<b>Legal Description</b> LOT 38 BLOCK 1 MEADOW ACRES					<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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Lot Data		Square-Foot - NBHD 1066 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.874		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	38,073.00 x 1.05 = 39,977		
Factor Value			
Adjustments	1.0000		
Lot Value	39,977		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### 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	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	39,977
Indicated Value	39,977
Agland Value	0.00 Per SqFt
Site Improvements	
Total Value	39,977 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
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	+ 39,977
Total Area	x	Indicated Value	= 39,977
Adjusted Cost	= 0	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
------	-------------	-----------	------	------	-------	-----------	------	-------



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## Assessment Property Record Card for Tax Year 2026

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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			
Residential Data		<b>GRM Approach</b>	
Type	6 Mobile Home 54 x 28	GRM Code	
Condition	4 - Good	Gross Rent	0.00
Quality	4 - Good	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Double Wide	MRA Code	
Exterior Wall	100% Frame, Siding, Vinyl	Adjusted R	
Base/Total Area	1,512 / 1,512	Indicated Value	
Style	100% Double Wide	Direct Comparables	
HVAC		Selection Model	A Adam Test
Roof Cover	1 Composition Shingle	Adjustment Model	1 2022 Residential
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	43,500
Remodel		Lot Value	
Year/Eff Age	1996 / 18	Indicated Value	43,500 28.77 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	43,500 28.77 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	40.64	Total Misc Impr	+ 0
Roofing Adj	+ 3.66	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 87,000
Heat/Cool Adj	+ 0.00	Depreciation ( 50%)	- 43,500
Plumbing Adj	+ 13.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,500
Adj Base Cost	= 57.54	Lot Value	+ 43,500
Total Area	x 1,512	Indicated Value	= 43,500
Adjusted Cost	= 87,000	Value Per SqFt	28.77
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



# Rogers

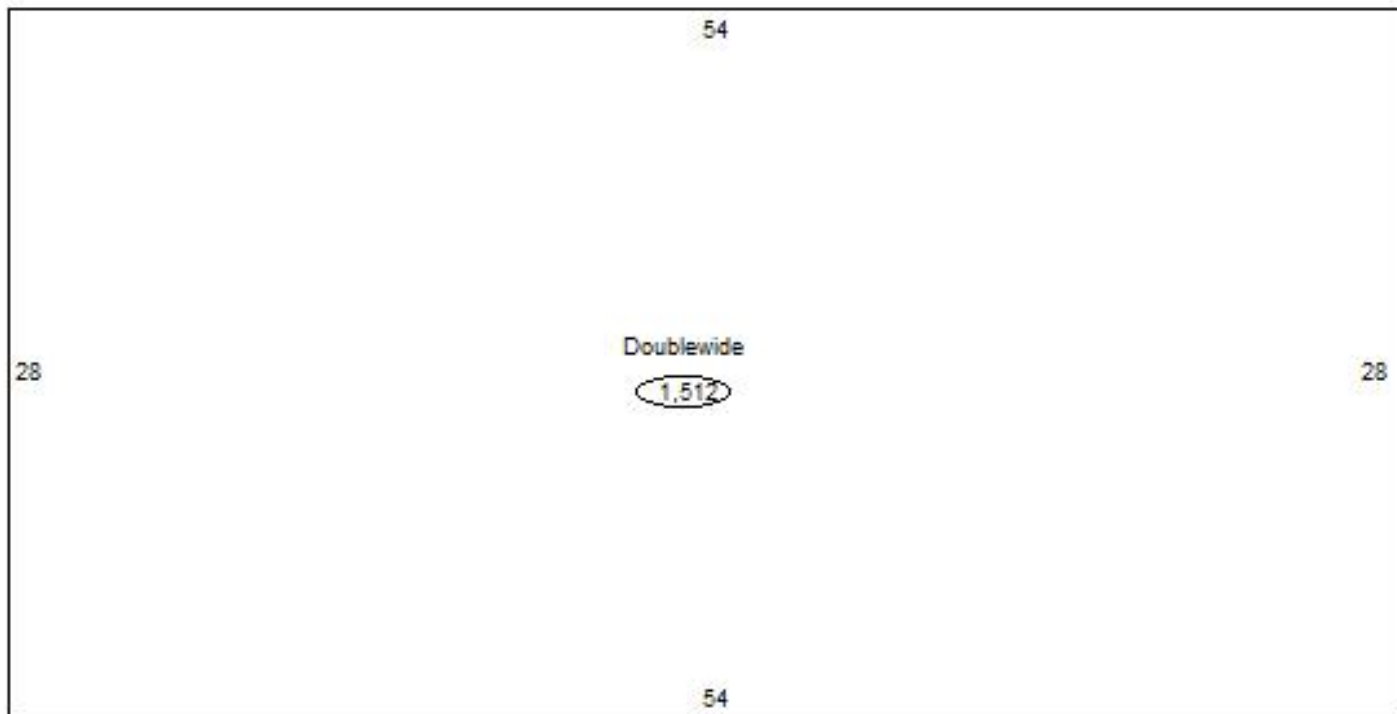
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### Sketch Image

660004588



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,512	1.000	1,512
<b>Total Building Area</b>						1,512		1,512



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## Assessment Property Record Card for Tax Year 2026

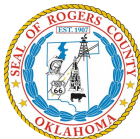
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660004588

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (3.50 x )						



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Lot Data	
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	



Residential Data	
Type	6 Mobile Home 66 x 14
Condition	1 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	924 / 924
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	1980 / 64

C:\Users\RLN\Pictures\2018-02-13 02-13-18\02-13-18 096.JPG 2/14/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

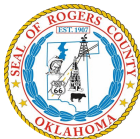
Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	34.09	Total Misc Impr	+		0
Roofing Adj	+ 2.76	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		41,552
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	-		33,242
Plumbing Adj	+ 8.12	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		8,310
Adj Base Cost	= 44.97	Lot Value	+		
Total Area	x 924	Indicated Value	=		8,310
Adjusted Cost	= 41,552	Value Per SqFt			8.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	8,310		
Lot Value			
Indicated Value	8,310	8.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	8,310	8.99	Total Value Per SqFt

Miscellaneous Improvements								
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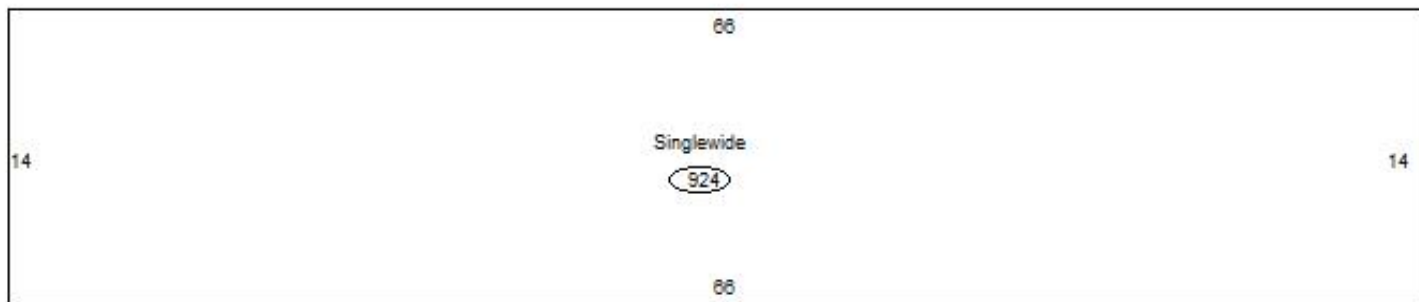
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### Sketch Image

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### Sketch Vector Information

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1	R	13		10	Singlewide	924	1.000	924
<b>Total Building Area</b>						924		924