



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:14:54
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004747 Parcel ID 23N16E-05-2-00000-000-0000 Cadastral ID 05-23-16-00800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 341788 BRITSCHGI, KRISTIAN A & AMANDA M AMANDA M 7337 S 4141 RD TALALA OK 74080-0000 Parcel Location Situs 07409 S WAR ACRES RD Subdivision Lot/Block / Parcel Size 3.12 - Acres Sec/Twn/Rng 5 / 23 / 16 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50420988 -95.63127451 TR IN W2 SW NW, BEG PT E/L W2 SW NW 798.9' S OF NE/C THEREOF; TH S 150'; W 360.11'; N0-23-36W 301.25' TO PT ON S PROP/L OF EXSISTING CO RD; TH NELY TO CURVE L (RAD 211.16') DIST 184.12'; TH S0-20-54E 258.35'; E 200' TO POB, CONT 1.975 AC M/L & TR BEG PT ON E/L 256.78'					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>R26 077</td> <td>NEW MODULAR HOME 30X76 2280 SC</td> <td>02/2026</td> <td></td> <td>332,822</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 077	NEW MODULAR HOME 30X76 2280 SC	02/2026		332,822																																																																																																						
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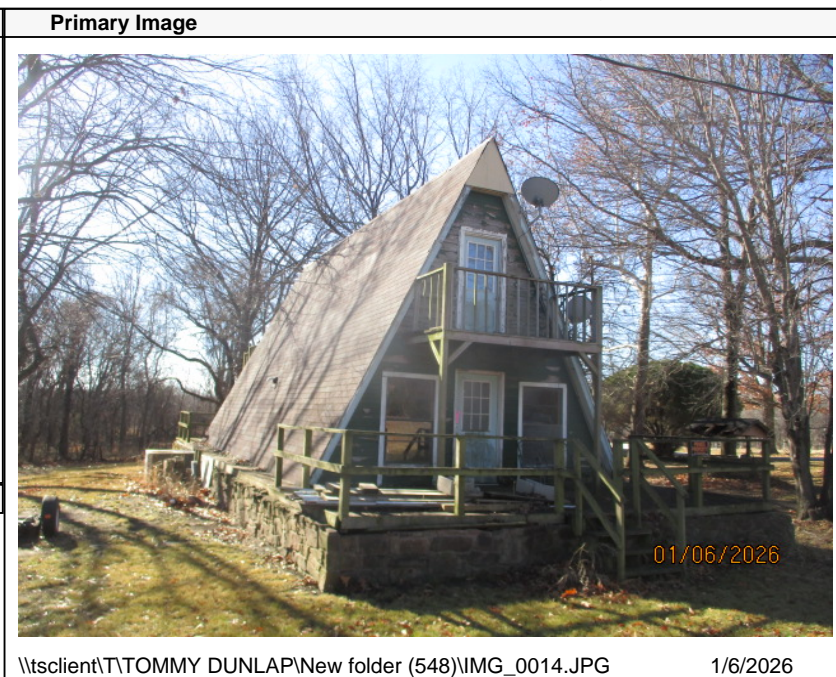
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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	127,118.00 x .47 = 60,094		
Factor Value			
Adjustments	1.0000		
Lot Value	60,094		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	820 / 1,240
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,870	113.60	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.14	Total Misc Impr	+ 1,829				
Roofing Adj	+ 3.44	Garage Cost	+ 0				
Subfloor Adj	+ 0.88	Total RCN	= 126,821				
Heat/Cool Adj	+ 0.84	Depreciation (89%)	- 112,871				
Plumbing Adj	+ 4.50	Lump Sums	+ 8,003				
Basement Adj	+ 0.00	RCNLD	= 21,953				
Adj Base Cost	= 100.80	Lot Value	+ 60,094				
Total Area	x 1,240	Indicated Value	= 82,047				
Adjusted Cost	= 124,992	Value Per SqFt	66.17				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,953		
Lot Value	60,094		
Indicated Value	82,047	66.17	Per SqFt
Agland Value			
Site Improvements	17,643		
Total Value	99,690	80.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	12068	30x6		180	10.16		1,829
BALW	BALCONY - WOOD	12069	10x5		50	26.56		1,328
BALW	BALCONY - WOOD	12070	10x5		50	26.56		1,328
WODO	WOOD DECK - OPEN	12072	668		668	16.01	50%	5,347



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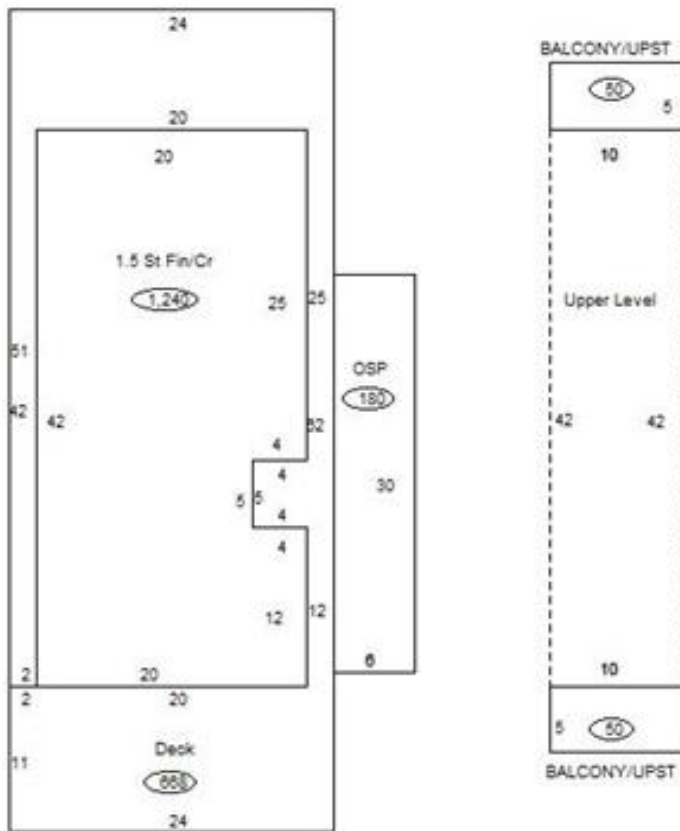
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	820	1.512	1,240
2	M	PATO		13	Open Slab	180	1.000	180
3	M	BALW		13	Balcony	50	1.000	50
4	M	BALW		13	Balcony	50	1.000	50
5	U	^UL	Overhang	13	Upper Level	420	1.000	420
6	M	WODO		13	WODO	668	1.000	668
Total Building Area						820		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE DETACHED	24x30x8	Concrete	Composition Shingle	720
	Qual 3	Cond 1	Year 2010	Eff Age 22		
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 720)	19,613	19,613	10,003	9,610
	BNGP	Barn - General Purpose	36x22x10	Dirt	Formed Metal	792
	Qual 3	Cond 3	Year 1990	Eff Age 27		
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (22.54 x 792)	17,852	17,852	9,819	8,033