



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660005680 <b>Parcel ID</b> 22N15E-06-3-00000-000-0000 <b>Cadastral ID</b> 06-22-15-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 269678 VINES PROPERTIES INC  PO BOX 498 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 13873 S 4070 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.28 - Acres <b>Sec/Twn/Rng</b> 6 / 22 / 15 / 3 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (53)\IMG_0004.JPG 4/26/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.41108542 -95.75733025																																																						
S 195' NW LOT 7 & A STRIP 48.75' MOL E & W & 208 N & S IN NE/C NW LOT 7					<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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1981/474	SEC OF HUD	09/23/2008	0	1																																													
					1933/294	HARKER, ANTHONY N &	01/15/2008	0	10																																													
					1442/619	HEATON, KENNETH C &	10/11/2002	113,000	YES																																													
					1197/458	KNEPPER, JOE N & GWEN A	10/15/1999	85,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 50,374</td> <td>45,498</td> <td>11%</td> <td>5,005</td> <td>Assessed</td> <td>11,891</td> <td>1,286.39</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 79,758</td> <td>62,604</td> <td> </td> <td>6,886</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 130,132</td> <td>108,102</td> <td> </td> <td>11,891</td> <td>Total Taxable</td> <td>11,891</td> <td>1,286.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2009	Land Value 50,374	45,498	11%	5,005	Assessed	11,891	1,286.39	Year Frozen	0	Improvements 79,758	62,604		6,886	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 130,132	108,102		11,891	Total Taxable	11,891	1,286.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660005680	VINES PROPERTIES INC	10	117,631	0	11,325	1,225.00																																															
2024	2024-660005680	VINES PROPERTIES INC	10	121,339	0	10,785	1,129.00																																															
2023	2023-660005680	VINES PROPERTIES INC	10	93,384	0	10,273	1,068.00																																															
2022	2022-660005680	VINES PROPERTIES INC	10	92,550	0	9,832	1,018.00																																															
2021	2021-660005680	VINES PROPERTIES INC	10	89,150	0	9,364	976.00																																															
2020	2020-660005680	VINES PROPERTIES INC	10	89,150	0	8,918	943.00																																															
2019	2019-660005680	VINES PROPERTIES INC	10	89,150	0	8,494	882.00																																															
2018	2018-660005680	VINES PROPERTIES INC	10	89,150	0	8,089	868.00																																															
2017	2017-660005680	VINES PROPERTIES INC	10	87,471	0	7,704	876.00																																															
2016	2016-660005680	VINES PROPERTIES INC	10	85,025	0	7,337	759.00																																															
2015	2015-660005680	VINES PROPERTIES INC	10	84,956	0	6,988	685.00																																															
2014	2014-660005680	VINES PROPERTIES INC	10	60,500	0	6,655	651.00																																															
2013	2013-660005680	VINES PROPERTIES INC	10	60,500	0	6,655	629.00																																															



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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size			
Lot Count			
Units Buildable	3.28		
Non-Ag Acres	3.2821		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	142,968.00 x .35 = 50,374		
Factor Value			
Adjustments	1.0000		
Lot Value	50,374		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	131,518	104.38	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	104.94	Total Misc Impr	+	9,306	
Roofing Adj	+ 4.12	Garage Cost	+	10,613	
Subfloor Adj	+ 2.36	Total RCN	=	181,564	
Heat/Cool Adj	+ 10.30	Depreciation ( 65%)	-	118,017	
Plumbing Adj	+ 6.57	Lump Sums	+	2,698	
Basement Adj	+ 0.00	RCNLD	=	66,245	
Adj Base Cost	= 128.29	Lot Value	+	50,374	
Total Area	x 1,260	Indicated Value	=	116,619	
Adjusted Cost	= 161,645	Value Per SqFt		92.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,245		
Lot Value	50,374		
Indicated Value	116,619	92.55	Per SqFt
Agland Value			
Site Improvements	13,513		
Total Value	130,132	103.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	13564	26x5		130	20.88		2,714
PRCH	SLAB PORCH - COVERED	13565	12x8		96	20.99		2,015
WODO	WOOD DECK - OPEN	13566	28x10		280	16.06	40%	2,698



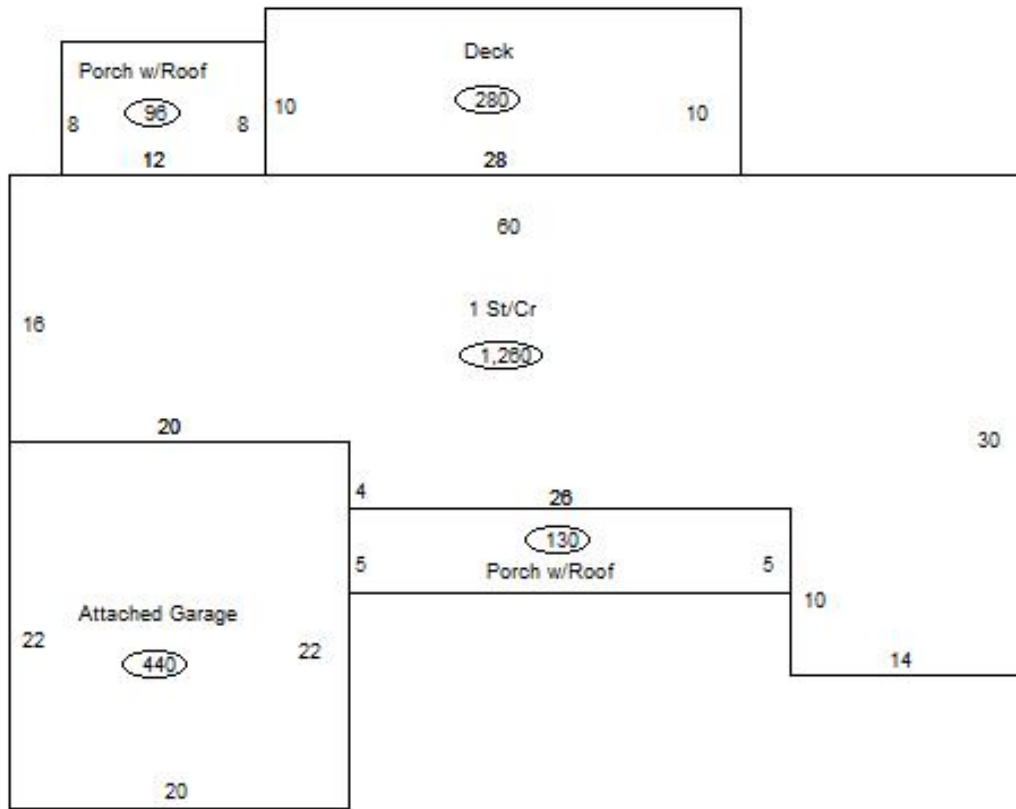
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,260	1.000	1,260
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	96	1.000	96
5	M	WODO		13	WODO	280	1.000	280
<b>Total Building Area</b>						1,260		1,260



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 720)		22,522	22,522	9,009	13,513
	STF	STG FAIR	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 (4.68 x )					