



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005687 <b>Parcel ID</b> 22N15E-06-3-00000-000-0000 <b>Cadastral ID</b> 06-22-15-01220 <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> 193364 FIDLER, JERRY L &  LINDA TRUSTEES 13996 S HWY 169 OOLOGAH OK 74053-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 13996 S HWY 169 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13.69 - Acres <b>Sec/Twn/Rng</b> 6 / 22 / 15 / 3 <b>Neighborhood</b> 6010 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41132759 -95.75061021 PT OF E/2 SE/4 SW/4 LYING N OF HWY 169 LESS ROADWAY DESC AS BEG AT NE/C OF SE/4 SW/4; TH S 631.5'; TH TH S'WESTERLY PARALLEL TO HWY 169 744.2'; TH N 1173.40'; TH E 660' TO POB. (FKA VACATED ROBERTS 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>10393</td> <td>R8-NEW 1568 SQ FT MH</td> <td>11/2006</td> <td>10/2007</td> <td>65,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10393	R8-NEW 1568 SQ FT MH	11/2006	10/2007	65,000																																																																																																						
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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 13.69 <b>Non-Ag Acres</b> 14.0988 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 614,145.00 x .24 = 144,609 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 144,609		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	2,380 / 2,380
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,380
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	318,014	133.62	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	109.42	<b>Total Misc Impr</b>	+	19,058	
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	326,673	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	-	153,536	
<b>Plumbing Adj</b>	+ 4.84	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	173,137	
<b>Adj Base Cost</b>	= 129.25	<b>Lot Value</b>	+	144,609	
<b>Total Area</b>	x 2,380	<b>Indicated Value</b>	=	317,746	
<b>Adjusted Cost</b>	= 307,615	<b>Value Per SqFt</b>		133.51	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	173,137		
<b>Lot Value</b>	144,609		
<b>Indicated Value</b>	317,746	133.51	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	124,243		
<b>Total Value</b>	441,989	185.71	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	13570		648	648	8.60		5,573
PRCH	SLAB PORCH - COVERED	13571	18x6		108	26.59		2,872
CPDT	CARPORT - DETACHED	122512	22x20		440	11.36		4,998
SHLT	STORM SHELTER UG			1 2024	1	0.00		



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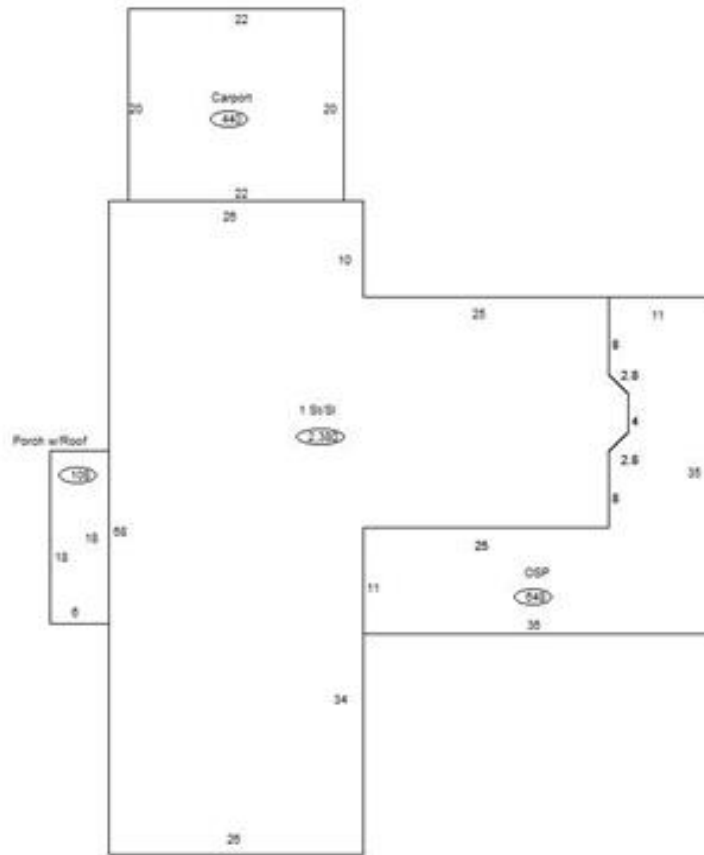
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Sketch Image

660005687



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,380	1.000	2,380
2	M	PATO		13	Open Slab	648	1.000	648
3	M	PRCH		13	SLBC	108	1.000	108
4	M	CPDT		13	Carport	440	1.000	440
<b>Total Building Area</b>						<b>2,380</b>		<b>2,380</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.10 x 2,400)		69,840		69,840	69,840
	GRDT	GARAGE - DETACHED	30x88x0			2,640
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 2,640)		71,914		71,914	53,935
	LF	LOAFING SHED	10x22x0			220
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 220)		937		937	469
	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 )					