



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | |
|--|-------------------------|----------------------|------------------|------------------|---|--------------------|----------------------|----------------------|--------------------|
| Account 660006478 Parcel ID 22N15E-07-2-00000-000-0000 Cadastral ID 07-22-15-01800 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 327362 BRADSHER, MICHELLE & HENRY PO BOX 190 OOLOGAH OK 74053-0000 Parcel Location Situs 14290 S 4075 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 7 / 22 / 15 / 2 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\060922(70)\IMG_0001.JPG 6/9/2022</p> | | | | |
| Legal Description S2 N2 SE NW Lat/Long: 36.40397380 -95.75168554 | | | | | | | | | |
| Building Permits | | | | | Number | Description | Opened | Closed | Amount |
| S2 N2 SE NW | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | No | 1,000 | | / | MOSELEY, GEORGE W | 04/18/2019 | 0 | 4 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax |
| Remove Cap | 0 | Land Value | 108,867 | 95,807 | 11% | 10,539 | Assessed | 21,008 | 2,272.68 |
| Year Frozen | 0 | Improvements | 94,669 | 94,669 | | 10,414 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 500 | 500 | | 55 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 204,036 | 190,976 | | 21,008 | Total Taxable | 21,008 | 2,273.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660006478 | BRADSHER, MICHELLE & | | | 10 | 202,960 | 0 | 20,007 | 2,164.00 |
| 2024 | 2024-660006478 | BRADSHER, MICHELLE & | | | 10 | 209,621 | 0 | 19,054 | 1,996.00 |
| 2023 | 2023-660006478 | BRADSHER, MICHELLE & | | | 10 | 164,973 | 0 | 18,147 | 1,887.00 |
| 2022 | 2022-660006478 | BRADSHER, MICHELLE & | | | 10 | 161,417 | 0 | 17,756 | 1,838.00 |
| 2021 | 2021-660006478 | BRADSHER, MICHELLE & | | | 10 | 167,355 | 0 | 18,410 | 1,919.00 |
| 2020 | 2020-660006478 | BRADSHER, MICHELLE & | | | 10 | 168,583 | 0 | 18,385 | 1,944.00 |
| 2019 | 2019-660006478 | BRADSHER, MICHELLE & | | | 10 | 161,629 | 1000 | 16,510 | 1,727.00 |
| 2018 | 2018-660006478 | MOSELEY, GEORGE W | | | 10 | 167,948 | 1000 | 15,999 | 1,732.00 |
| 2017 | 2017-660006478 | MOSELEY, GEORGE W | | | 10 | 167,064 | 1000 | 15,505 | 1,776.00 |
| 2016 | 2016-660006478 | MOSELEY, GEORGE W | | | 10 | 164,322 | 1000 | 15,024 | 1,570.00 |
| 2015 | 2015-660006478 | MOSELEY, GEORGE W | | | 10 | 165,125 | 1000 | 14,557 | 1,440.00 |
| 2014 | 2014-660006478 | MOSELEY, GEORGE W | | | 10 | 167,248 | 1000 | 14,104 | 1,392.00 |
| 2013 | 2013-660006478 | MOSELEY, GEORGE W | | | 10 | 162,947 | 1000 | 13,664 | 1,304.00 |



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| Lot Data | Square-Foot - NBHD 6010 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 10 | |
| Non-Ag Acres | 9.9963 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 435,437.00 x .25 = 108,867 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 108,867 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 80% Veneer, Stone 20% Frame, Siding, Wood |
| Base/Total Area | 1,577 / 1,577 |
| Style | 100% One Story |
| HVAC | 100% Forced Air Furnace |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,577 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 500 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1977 / 49 |



\\tsclient\T\TOMMY DUNLAP\060922(70)\IMG_0001.JPG 6/9/2022

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 165,354 | 104.85 | Per SqFt |

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

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost | 106.19 | Total Misc Impr | + | 9,673 | |
| Roofing Adj | + 4.37 | Garage Cost | + | 13,720 | |
| Subfloor Adj | + -1.15 | Total RCN | = | 215,156 | |
| Heat/Cool Adj | + 5.57 | Depreciation (56%) | - | 120,487 | |
| Plumbing Adj | + 6.62 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 94,669 | |
| Adj Base Cost | = 121.60 | Lot Value | + | 108,867 | |
| Total Area | x 1,577 | Indicated Value | = | 203,536 | |
| Adjusted Cost | = 191,763 | Value Per SqFt | | 129.07 | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 94,669 | | |
| Lot Value | 108,867 | | |
| Indicated Value | 203,536 | 129.07 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 203,536 | 129.07 | 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 | 5,095.98 | | 5,096 |
| PRCH | SLAB PORCH - COVERED | 15965 | 23x7 | | 161 | 23.71 | | 3,817 |
| PATO | SLAB PORCH - OPEN | 15966 | 10x7 | | 70 | 10.86 | | 760 |



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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 | Slab | 13 | 1 St/Sl | 1,577 | 1.000 | 1,577 |
| 2 | G | 1 | | 13 | Attached Garage | 500 | 1.000 | 500 |
| 3 | M | PRCH | | 13 | SLBC | 161 | 1.000 | 161 |
| 4 | M | PATO | | 13 | Open Slab | 70 | 1.000 | 70 |
| Total Building Area | | | | | | 1,577 | | 1,577 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|---------------------|-------------|----------------|---------|--------------------------|-------------|
| | LT | LEAN-TO | 0x0x0 | | | |
| | Qual | Cond | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (2.92 x) | | | | | |
| | STF | STG FAIR | 0x0x0 | | | |
| | Qual | Cond | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |
| | STF | STG FAIR | 0x0x0 | | | |
| | Qual | Cond | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |



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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 | | <p>C:\Users\RLN\Pictures\2018-03-05 03-05-18\03-05-18 041.JPG 3/7/2018</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Data Type 6 Mobile Home 46 x 12 Condition 1 - Low Quality 1 - Low Architecture DMH LOWER VALUED MH Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 552 / 552 Style 100% Single Wide HVAC Roof Cover 14 Metal, Ribbed Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 3 / / Basement Area Garage Type Remodel Year/Eff Age 1970 / 78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost Approach | | GRM Approach GRM Code Gross Rent 0.00 Indicated Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manual : 01/2025 <table border="1"> <tr> <td>Base Cost</td> <td>36.16</td> <td>Total Misc Impr</td> <td>+ 0</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 2.46</td> <td>Garage Cost</td> <td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>= 26,711</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.00</td> <td>Depreciation (80%)</td> <td>- 21,369</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 9.77</td> <td>Lump Sums</td> <td>+ 0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>= 5,342</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 48.39</td> <td>Lot Value</td> <td>+ 5,342</td> </tr> <tr> <td>Total Area</td> <td>x 552</td> <td>Indicated Value</td> <td>= 5,342</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 26,711</td> <td>Value Per SqFt</td> <td>9.68</td> </tr> </table> | | Base Cost | 36.16 | Total Misc Impr | + 0 | Roofing Adj | + 2.46 | Garage Cost | + 0 | Subfloor Adj | + 0.00 | Total RCN | = 26,711 | Heat/Cool Adj | + 0.00 | Depreciation (80%) | - 21,369 | Plumbing Adj | + 9.77 | Lump Sums | + 0 | Basement Adj | + 0.00 | RCNLD | = 5,342 | Adj Base Cost | = 48.39 | Lot Value | + 5,342 | Total Area | x 552 | Indicated Value | = 5,342 | Adjusted Cost | = 26,711 | Value Per SqFt | 9.68 | Multiple Regression MRA Code Adjusted R Indicated Value | |
| Base Cost | 36.16 | Total Misc Impr | + 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roofing Adj | + 2.46 | Garage Cost | + 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor Adj | + 0.00 | Total RCN | = 26,711 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat/Cool Adj | + 0.00 | Depreciation (80%) | - 21,369 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plumbing Adj | + 9.77 | Lump Sums | + 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement Adj | + 0.00 | RCNLD | = 5,342 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj Base Cost | = 48.39 | Lot Value | + 5,342 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Area | x 552 | Indicated Value | = 5,342 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjusted Cost | = 26,711 | Value Per SqFt | 9.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value | | Value Reconciliation Selected Approach Correlated Value Improvements 500 Lot Value 500 0.91 Per SqFt Agland Value Site Improvements Total Value 500 0.91 Total Value Per SqFt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Miscellaneous Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Sketch ID | Size Year Units Unit Cost Depr Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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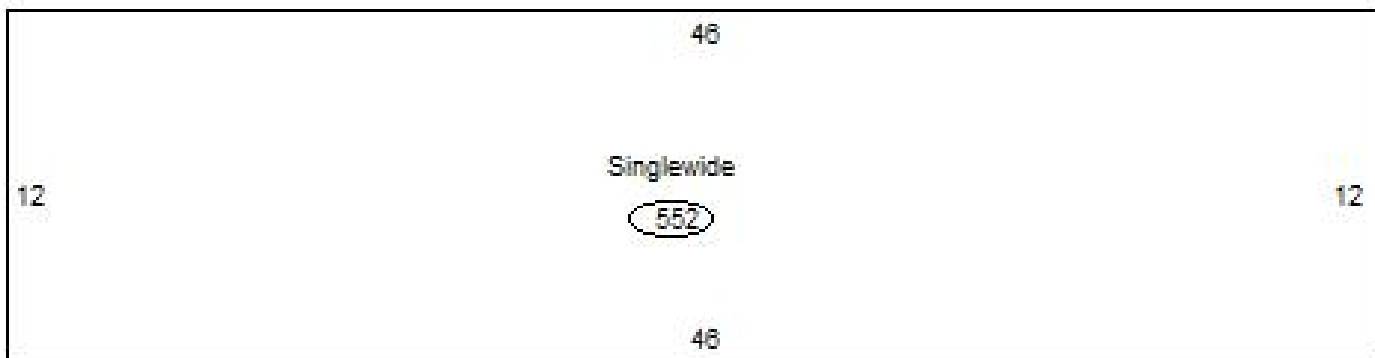
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 13 | | 10 | Singlewide | 552 | 1.000 | 552 |
| Total Building Area | | | | | | 552 | | 552 |