



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:18:26
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Assessment Data					Primary Image																																																																																																																				
Account 660012089 Parcel ID 22N14E-11-2-00000-000-0000 Cadastral ID 11-22-14-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264073 SANDERS, FRANK D & WANDA L FAMILY TRUST 14251 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 14251 S 4050 RD Subdivision Lot/Block / Parcel Size 31.86 - Acres Sec/Twn/Rng 11 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40639940 -95.79147559																																																																																																																									
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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	2,729 / 4,094
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,729
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	87.66	Total Misc Impr	+	32,058			
Roofing Adj	+ 4.00	Garage Cost	+	23,693			
Subfloor Adj	+ -2.18	Total RCN	=	503,635			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	161,163			
Plumbing Adj	+ 5.45	Lump Sums	+	10,814			
Basement Adj	+ 0.00	RCNLD	=	353,286			
Adj Base Cost	= 109.40	Lot Value	+				
Total Area	x 4,094	Indicated Value	=	353,286			
Adjusted Cost	= 447,884	Value Per SqFt		86.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,286		
Lot Value			
Indicated Value	353,286	86.29	Per SqFt
Agland Value	4,917		
Site Improvements	40,132		
Total Value	740,807	180.95	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2017	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	29037	344		344	74.50		25,628
WODC	WOOD DECK - COVERED	29038	323		323	33.48		10,814



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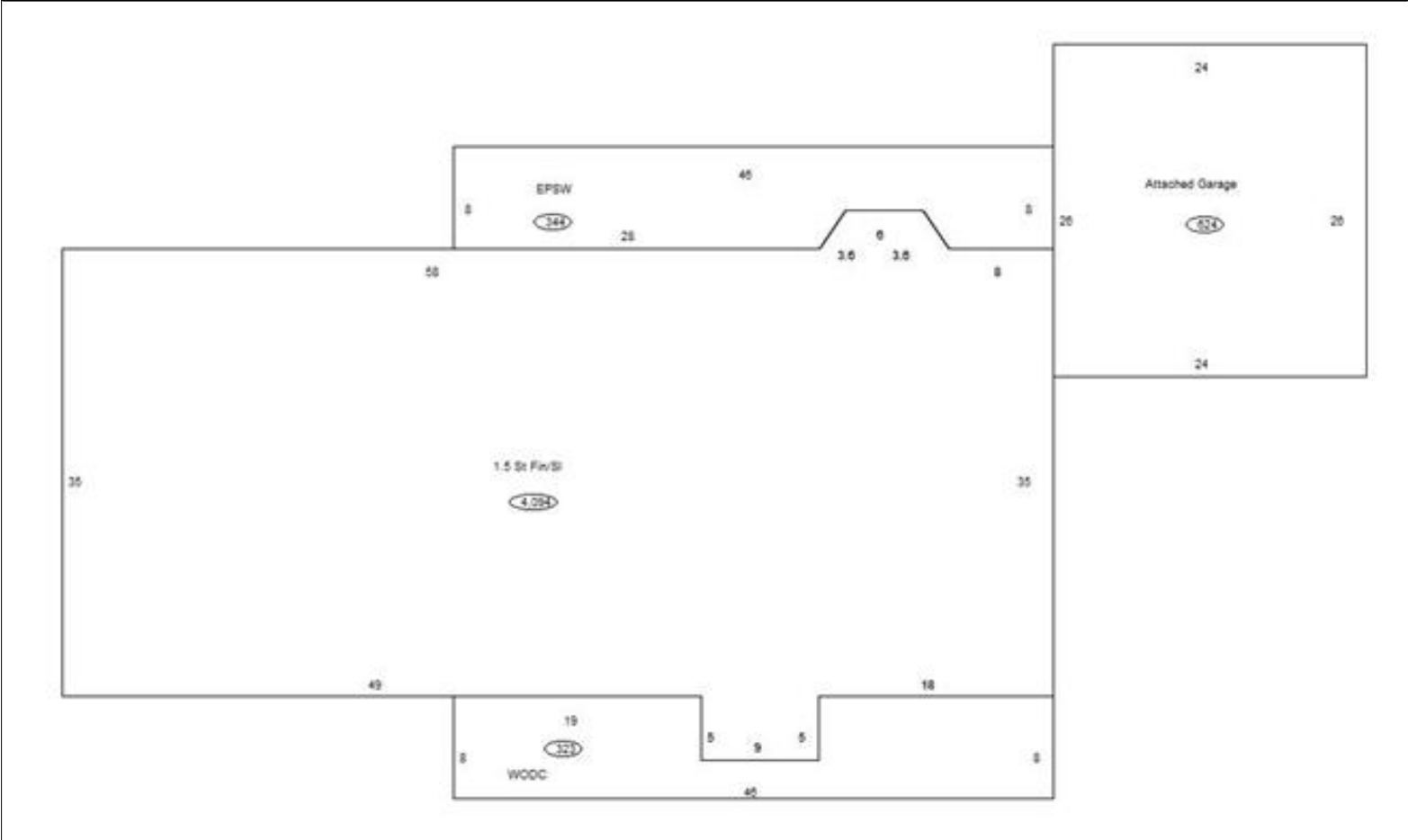
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Sketch Image

660012089



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,729	1.500	4,094
2	G	1		10	Attached Garage	624	1.000	624
3	M	EPSW		10	EPSW	344	1.000	344
4	M	WOODC		10	WOODC	323	1.000	323
Total Building Area						2,729		4,094



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	30x40x10	Base	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)		RCNLD
	Base Cost (21.96 x 1,200)		26,352		26,352	6,588	19,764
	LNT0	LEAN TO - ATTACHED	18x40x10	Base	Formed Metal	720	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)		RCNLD
	Base Cost (7.20 x 720)		5,184		5,184	1,296	3,888
	GRAT	SHOP BUILDING	24x30x8	Base	Composition Shingle	720	
	Qual	3	Cond 3	Year 1991	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ 0% Func)		RCNLD
	Base Cost (29.79 x 720)		21,449		21,449	9,652	11,797
	SHDS	Shed - Small	0x0x0	Base	Composition Shingle	216	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (24.09 x 216)		5,203		5,203	520	4,683



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			10.681	216	216	2,307	2,307
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			5.436	235	235	1,278	1,278
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			15.744	85	85	1,332	1,332
TMBR Totals						31.860			4,917	4,917
Total Agland						31.860			4,917	4,917