



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:17:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012101 Parcel ID 22N14E-11-4-00000-000-0000 Cadastral ID 11-22-14-01800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 188364 COULTER, FRANCIS P & WANDA J CO TRUSTEES 2511 E 430 RD OOLOGAH OK 74053-0000 Parcel Location Situs 02511 E 430 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 11 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39627129 -95.78420447																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
Parcel Valuation																																																																																																																									
<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>0</td> <td>Land Value 4,413</td> <td>4,413</td> <td>11%</td> <td>485</td> <td>Assessed</td> <td>13,412</td> <td>1,450.93</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 156,161</td> <td>117,523</td> <td></td> <td>12,927</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>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 160,574</td> <td>121,936</td> <td></td> <td>13,412</td> <td>Total Taxable</td> <td>12,412</td> <td>1,357.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 4,413	4,413	11%	485	Assessed	13,412	1,450.93	Year Frozen	0	Improvements 156,161	117,523		12,927	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 160,574	121,936		13,412	Total Taxable	12,412	1,357.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																																	
Remove Cap	0	Land Value 4,413	4,413	11%	485	Assessed	13,412	1,450.93																																																																																																																	
Year Frozen	0	Improvements 156,161	117,523		12,927	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00																																																																																																																	
TIF Project ID	0	Total Value 160,574	121,936		13,412	Total Taxable	12,412	1,357.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>170,642</td><td>1000</td><td>12,022</td><td>1,314.00</td></tr> <tr><td>2024</td><td>2024-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>127,690</td><td>1000</td><td>11,643</td><td>1,233.00</td></tr> <tr><td>2023</td><td>2023-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>120,470</td><td>1000</td><td>11,274</td><td>1,186.00</td></tr> <tr><td>2022</td><td>2022-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>116,757</td><td>1000</td><td>10,917</td><td>1,144.00</td></tr> <tr><td>2021</td><td>2021-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>122,958</td><td>1000</td><td>10,570</td><td>1,115.00</td></tr> <tr><td>2020</td><td>2020-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>124,725</td><td>1000</td><td>10,233</td><td>1,097.00</td></tr> <tr><td>2019</td><td>2019-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>117,796</td><td>1000</td><td>9,906</td><td>1,042.00</td></tr> <tr><td>2018</td><td>2018-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>124,010</td><td>1000</td><td>9,588</td><td>1,044.00</td></tr> <tr><td>2017</td><td>2017-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>122,405</td><td>1000</td><td>9,280</td><td>1,069.00</td></tr> <tr><td>2016</td><td>2016-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>119,254</td><td>1000</td><td>8,981</td><td>944.00</td></tr> <tr><td>2015</td><td>2015-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>118,011</td><td>1000</td><td>8,690</td><td>864.00</td></tr> <tr><td>2014</td><td>2014-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>121,961</td><td>1000</td><td>8,409</td><td>835.00</td></tr> <tr><td>2013</td><td>2013-660012101</td><td>COULTER, FRANCIS P & WANDA J</td><td>10</td><td>114,301</td><td>1000</td><td>8,135</td><td>781.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660012101	COULTER, FRANCIS P & WANDA J	10	170,642	1000	12,022	1,314.00	2024	2024-660012101	COULTER, FRANCIS P & WANDA J	10	127,690	1000	11,643	1,233.00	2023	2023-660012101	COULTER, FRANCIS P & WANDA J	10	120,470	1000	11,274	1,186.00	2022	2022-660012101	COULTER, FRANCIS P & WANDA J	10	116,757	1000	10,917	1,144.00	2021	2021-660012101	COULTER, FRANCIS P & WANDA J	10	122,958	1000	10,570	1,115.00	2020	2020-660012101	COULTER, FRANCIS P & WANDA J	10	124,725	1000	10,233	1,097.00	2019	2019-660012101	COULTER, FRANCIS P & WANDA J	10	117,796	1000	9,906	1,042.00	2018	2018-660012101	COULTER, FRANCIS P & WANDA J	10	124,010	1000	9,588	1,044.00	2017	2017-660012101	COULTER, FRANCIS P & WANDA J	10	122,405	1000	9,280	1,069.00	2016	2016-660012101	COULTER, FRANCIS P & WANDA J	10	119,254	1000	8,981	944.00	2015	2015-660012101	COULTER, FRANCIS P & WANDA J	10	118,011	1000	8,690	864.00	2014	2014-660012101	COULTER, FRANCIS P & WANDA J	10	121,961	1000	8,409	835.00	2013	2013-660012101	COULTER, FRANCIS P & WANDA J	10	114,301	1000	8,135	781.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660012101	COULTER, FRANCIS P & WANDA J	10	170,642	1000	12,022	1,314.00																																																																																																																		
2024	2024-660012101	COULTER, FRANCIS P & WANDA J	10	127,690	1000	11,643	1,233.00																																																																																																																		
2023	2023-660012101	COULTER, FRANCIS P & WANDA J	10	120,470	1000	11,274	1,186.00																																																																																																																		
2022	2022-660012101	COULTER, FRANCIS P & WANDA J	10	116,757	1000	10,917	1,144.00																																																																																																																		
2021	2021-660012101	COULTER, FRANCIS P & WANDA J	10	122,958	1000	10,570	1,115.00																																																																																																																		
2020	2020-660012101	COULTER, FRANCIS P & WANDA J	10	124,725	1000	10,233	1,097.00																																																																																																																		
2019	2019-660012101	COULTER, FRANCIS P & WANDA J	10	117,796	1000	9,906	1,042.00																																																																																																																		
2018	2018-660012101	COULTER, FRANCIS P & WANDA J	10	124,010	1000	9,588	1,044.00																																																																																																																		
2017	2017-660012101	COULTER, FRANCIS P & WANDA J	10	122,405	1000	9,280	1,069.00																																																																																																																		
2016	2016-660012101	COULTER, FRANCIS P & WANDA J	10	119,254	1000	8,981	944.00																																																																																																																		
2015	2015-660012101	COULTER, FRANCIS P & WANDA J	10	118,011	1000	8,690	864.00																																																																																																																		
2014	2014-660012101	COULTER, FRANCIS P & WANDA J	10	121,961	1000	8,409	835.00																																																																																																																		
2013	2013-660012101	COULTER, FRANCIS P & WANDA J	10	114,301	1000	8,135	781.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:17:26
Page 2

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	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,532 / 1,532
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/18/2020

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	112.30	Total Misc Impr	+ 15,545				
Roofing Adj	+ 4.49	Garage Cost	+ 17,742				
Subfloor Adj	+ 1.15	Total RCN	= 225,767				
Heat/Cool Adj	+ 0.88	Depreciation (49%)	- 110,626				
Plumbing Adj	+ 6.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 115,141				
Adj Base Cost	= 125.64	Lot Value	+ 115,141				
Total Area	x 1,532	Indicated Value	= 115,141				
Adjusted Cost	= 192,480	Value Per SqFt	75.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,141		
Lot Value			
Indicated Value	115,141	75.16	Per SqFt
Agland Value	4,413		
Site Improvements	41,020		
Total Value	160,574	104.81	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	29069	296		296	23.26		6,885
PRCH	SLAB PORCH - COVERED	29070	25x6		150	23.76		3,564



Rogers

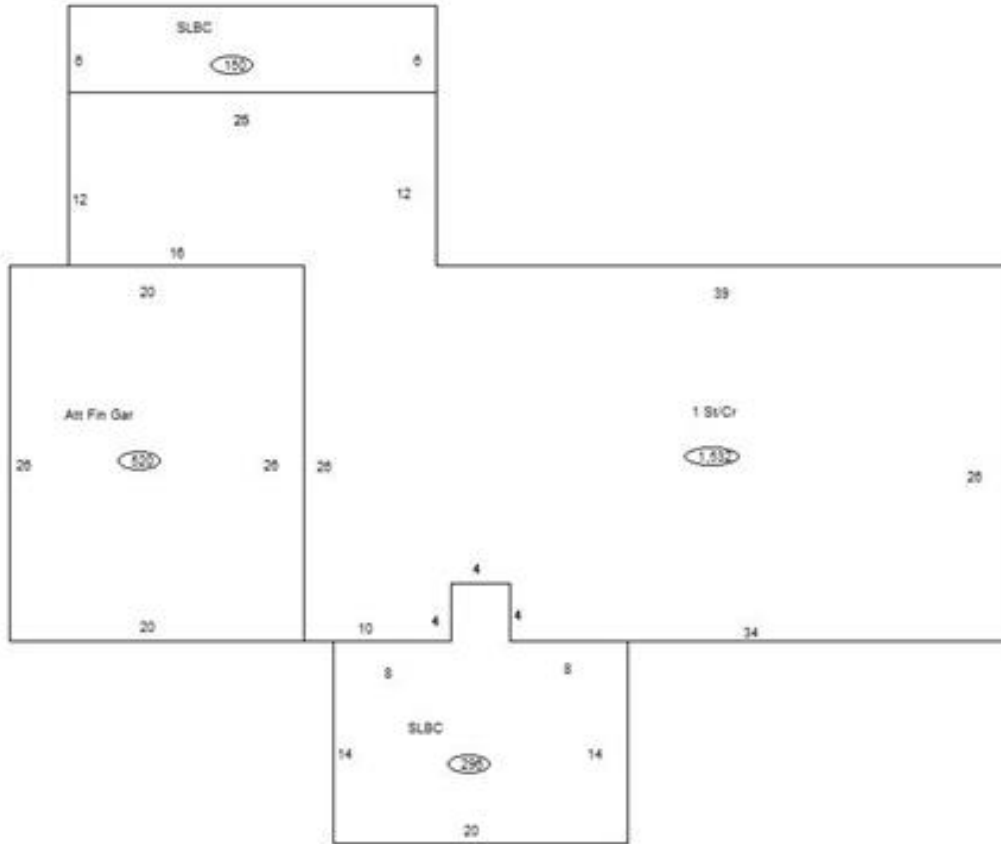
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:17:26
 Page 3

Sketch Image

660012101



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,532	1.000	1,532
2	G	5		10	Att Fin Gar	520	1.000	520
3	M	PRCH		10	SLBC	296	1.000	296
4	M	PRCH		10	SLBC	150	1.000	150
Total Building Area						1,532		1,532



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:17:26
 Page 4

660012101

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	50x60x10	Dirt	Formed Metal	3,000
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (19.01 x 3,000)		57,030		57,030	27,945	29,085
	BNGP	Barn - General Purpose	20x40x10	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (23.53 x 800)		18,824		18,824	9,224	9,600
	LOAF	Loafing Shed	20x40x8	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)
Base Cost (7.12 x 800)		5,696		5,696	3,361	2,335



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:17:26
Page 5

Agland Inventory

660012101

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	8.000	224	224	1,792	1,792
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	9.000	213	213	1,915	1,915
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	3.000	235	235	706	706
IMP PST Totals						20.000			4,413	4,413
Total Agland						20.000			4,413	4,413