



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	660012105								
Parcel ID	22N14E-11-3-00000-000-0000								
Cadastral ID	11-22-14-02200								
Property Type	REAL - Real Property								
Property Class	RC	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	272006								
HUDGENS, MICHAEL & CYNTHIA S									
10854 DAKOTA LN OOLOGAH OK 74053-0000									
Parcel Location									
Situs	14724 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	2.54 - Acres						
Sec/Twn/Rng	11 / 22 / 14 / 3								
Neighborhood	5001 - TASC 2016								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.40000988 -95.78639554									
TR IN NE SW BEG: 976.84' S NE/ C S 69-29 W 302.06' TO POB CONT S 69-29 W 192.09' N 09-06 E 920' S 80-53 E 150' S 09-06 W 800' TO POB LESS TR BEG 1029.59' S & 441.20' W NE/C E2 NE SW N 69-29 E 189 45' SWLY 111.43' TO N ROW/L HWY 169 SWLY 192.09' NELY 112.71 TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
C-11-04-4	40 X 120 ADDITION	04/2011	01/2012	60,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1181/239	WEST, KENNETH &	07/12/1999	11,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2000	Land Value	59,124	59,124	11%	6,504	Assessed	33,082 3,578.86	
Year Frozen	0	Improvements	241,623	241,623		26,578	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	300,747	300,747		33,082	Total Taxable	33,082 3,579.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	307,958	0	32,899	3,559.00		
2024	2024-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	302,926	0	31,332	3,281.00		
2023	2023-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	460,813	0	29,840	3,103.00		
2022	2022-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	442,750	0	28,419	2,942.00		
2021	2021-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	311,620	0	27,066	2,822.00		
2020	2020-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	316,512	0	25,777	2,727.00		
2019	2019-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	316,512	0	24,550	2,547.00		
2018	2018-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	304,791	0	23,381	2,511.00		
2017	2017-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	304,791	0	22,268	2,532.00		
2016	2016-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	304,791	0	21,207	2,196.00		
2015	2015-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	183,613	0	20,197	1,978.00		
2014	2014-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	183,613	0	20,197	1,976.00		
2013	2013-660012105	HUDGENS, MICHAEL & CYNTHIA S	10	233,685	0	19,235	1,820.00		



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	2.54			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	110,642.00 x .76 =			84,463
Factor Value	0			
Adjustments	70%			
Lot Value	59,124			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1037723	
Total Building Area	7,040	Image Date	3/26/2024	
Total Base Value	444,294	Name	001.JPG	
Modifier Value		Description		
Misc Improvements				
Replacement Cost New	444,294			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	306,563			
Economic Depreciation	25%			
RCNLD (All Sources)	229,922			
Depreciated Improvements				
Outbuilding Value	11,701			
Total Improvement Value	241,623			
Land Value	59,124			
Cost Approach Value	300,747	42.72/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	11,701	
Miscellaneous Income		Land Value	59,124	
Effective Gross Income (EGI)		Total Appraised Value	300,747	
Total Expenses			42.72/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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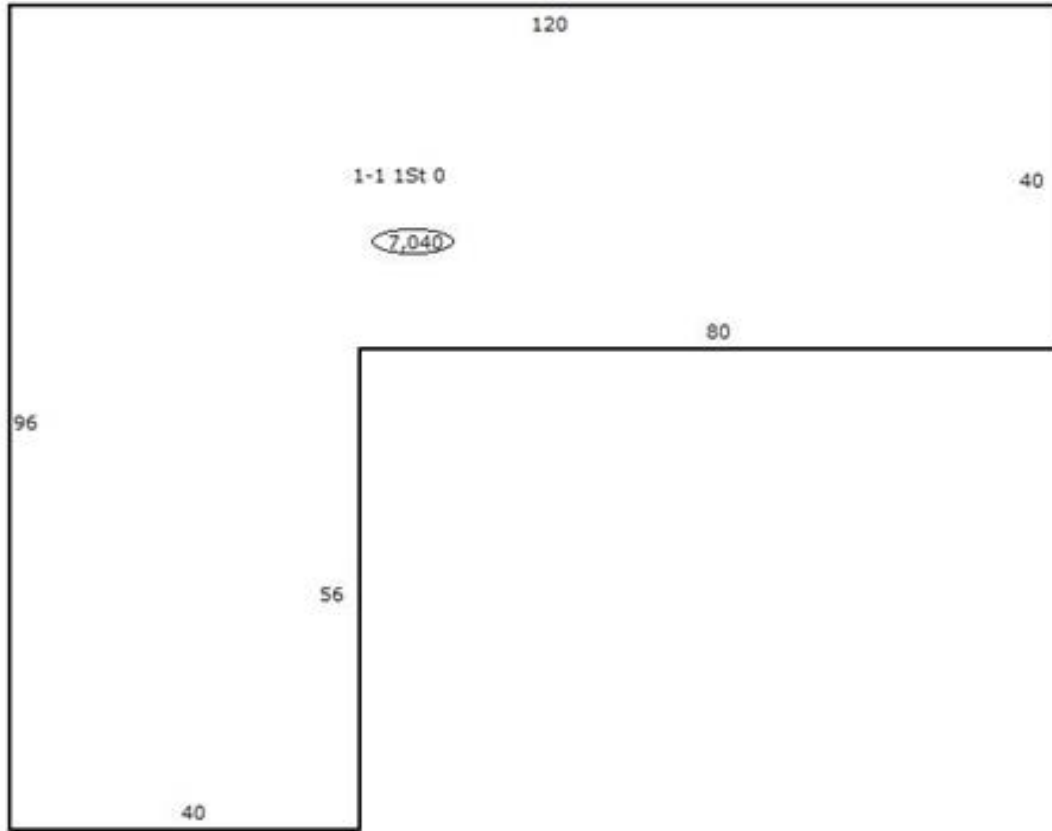
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	7,040	1.000	7,040
Total Building Area						7,040		7,040



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Account 660012105
Parcel ID 22N14E-11-3-00000-000-0000
Cadastral ID 11-22-14-02200

Tax Area Code 10
Property Class RC
Owners Name HUDGENS, MICHAEL & CYNTHIA S

Building Data

Building ID 2792
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,040
Average Perimeter 432
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2000
Effective Age 17
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 001.JPG
Image Date 3/26/2024
Image Name 001.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 42.39
Wall Cost 20.72
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.11
Total Area 7,040
Base RCN 444,294
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 444,294
Physical Depreciation 31%
Functional Depreciation
Total Depreciation 31% (137,731)
Total RCNLD 306,563
Lump Sums
Total Building Value 306,563 \$ 43.55 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			5,478
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.42 x 5,478)			24,213	14,528	9,685
	FLV	MTL SIGN POLE 16'	0x0x0			2,520
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,520)			2,520	504	2,016
Total Site Improvement Value						11,701