



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	660013360								
Parcel ID	22N14E-13-1-00000-000-0000								
Cadastral ID	13-22-14-00100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	256223								
FULLER, LONNIE WENDELL &									
CYNTHIA J									
3766 E 430 RD									
OOLOGAH OK 74053-0000									
Parcel Location									
Situs	03766 E 430 RD								
Subdivision									
Lot/Block	/	Parcel Size	55.5 - Acres						
Sec/Twn/Rng	13 / 22 / 14 / 1								
Neighborhood	4010 - 22-14								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.39250935 -95.76180969									
E2 NW NE & NE NE LESS E 449.56 N 193.79' NE NE NE & LESS TR IN NE NE DES AS: COMM NE/C SEC 13 N89-58-34W ALG N/L SEC 13 659 52' TO POB; TH S 440'; N89-58-34W 247.5'; N 440' TO N/L; S89-58-34E ALG N/L TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R7	R7-CK FOR 2ND MHLL SWIDE-DPS	06/2006	02/2007						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
916/24	ROBERTS, W F	04/07/1993	75,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value 8,476	8,476	11%	932	Assessed	43,948	4,754.36	
Year Frozen	0	Improvements 406,353	391,046		43,016	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 414,829	399,522		43,948	Total Taxable	43,948	4,754.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013360	FULLER, LONNIE WENDELL &	10	387,886	0	42,668	4,616.00		
2024	2024-660013360	FULLER, LONNIE WENDELL &	10	410,208	0	43,336	4,538.00		
2023	2023-660013360	FULLER, LONNIE WENDELL &	10	413,708	0	42,074	4,376.00		
2022	2022-660013360	FULLER, LONNIE WENDELL &	10	410,189	0	40,849	4,228.00		
2021	2021-660013360	FULLER, LONNIE WENDELL &	10	360,531	0	39,659	4,134.00		
2020	2020-660013360	FULLER, LONNIE WENDELL &	10	347,462	0	37,674	3,985.00		
2019	2019-660013360	FULLER, LONNIE WENDELL &	10	332,516	0	36,577	3,796.00		
2018	2018-660013360	FULLER, LONNIE WENDELL &	10	345,138	0	37,320	4,008.00		
2017	2017-660013360	FULLER, LONNIE WENDELL &	10	341,076	0	36,233	4,120.00		
2016	2016-660013360	FULLER, LONNIE WENDELL &	10	302,228	0	33,128	3,431.00		
2015	2015-660013360	FULLER, LONNIE WENDELL &	10	292,387	0	32,163	3,151.00		
2014	2014-660013360	FULLER, LONNIE WENDELL &	10	295,523	0	31,533	3,085.00		
2013	2013-660013360	FULLER, LONNIE WENDELL &	10	278,318	0	30,615	2,897.00		



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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	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,287 / 1,287
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1955 / 62



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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	86.46	Total Misc Impr	+ 2,056				
Roofing Adj	+ 3.93	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 139,636				
Heat/Cool Adj	+ 10.30	Depreciation (69%)	- 96,349				
Plumbing Adj	+ 3.90	Lump Sums	+ 1,345				
Basement Adj	+ 0.00	RCNLD	= 44,632				
Adj Base Cost	= 106.90	Lot Value	+ 0				
Total Area	x 1,287	Indicated Value	= 44,632				
Adjusted Cost	= 137,580	Value Per SqFt	34.68				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,632		
Lot Value			
Indicated Value	44,632	34.68	Per SqFt
Agland Value	8,476		
Site Improvements	926		
Total Value	97,321	75.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32168	14x7		98	20.98		2,056
WODO	WOOD DECK - OPEN	32169	16x12		192	20.02	65%	1,345



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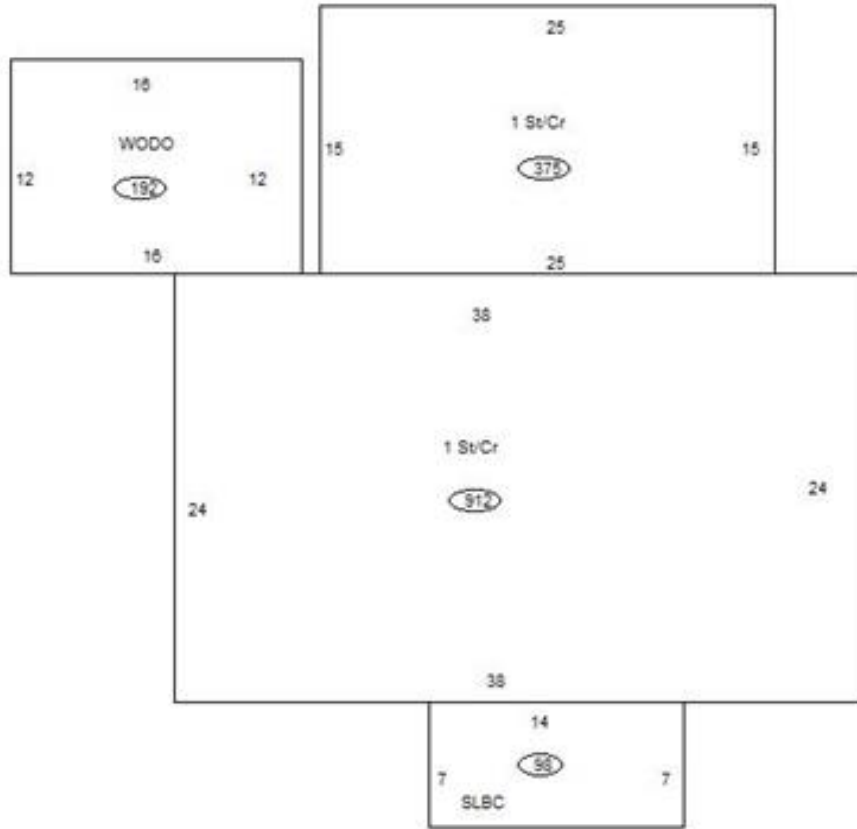
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	912	1.000	912
2	M	PRCH		10	SLBC	98	1.000	98
3	M	WODO		10	WODO	192	1.000	192
4	R	1	Crawl	10	1 St/Cr	375	1.000	375
Total Building Area						1,287		1,287



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Plank	Composition Shingle	160
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (25.44 x 160)		4,070		4,070	4,070	
	CPAT	Carport - Attached	20x24x8	Gravel	Formed Metal	480
	Qual	3	Cond 2.5	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
Base Cost (6.43 x 480)		3,086		3,086	2,160	926



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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	2.5 - Fair
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,127 / 3,379
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,127
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	858 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 26



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/21/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	495,188	146.55	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.12	Total Misc Impr	+	8,201			
Roofing Adj	+ 3.75	Garage Cost	+	38,970			
Subfloor Adj	+ -2.91	Total RCN	=	468,634			
Heat/Cool Adj	+ 16.31	Depreciation (32%)	-	149,963			
Plumbing Adj	+ 7.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	318,671			
Adj Base Cost	= 124.73	Lot Value	+				
Total Area	x 3,379	Indicated Value	=	318,671			
Adjusted Cost	= 421,463	Value Per SqFt		94.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,671		
Lot Value			
Indicated Value	318,671	94.31	Per SqFt
Agland Value			
Site Improvements	42,124		
Total Value	360,795	106.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32172	15x6		90	32.91		2,962
PATO	SLAB PORCH - OPEN	32173	486		486	10.78		5,239



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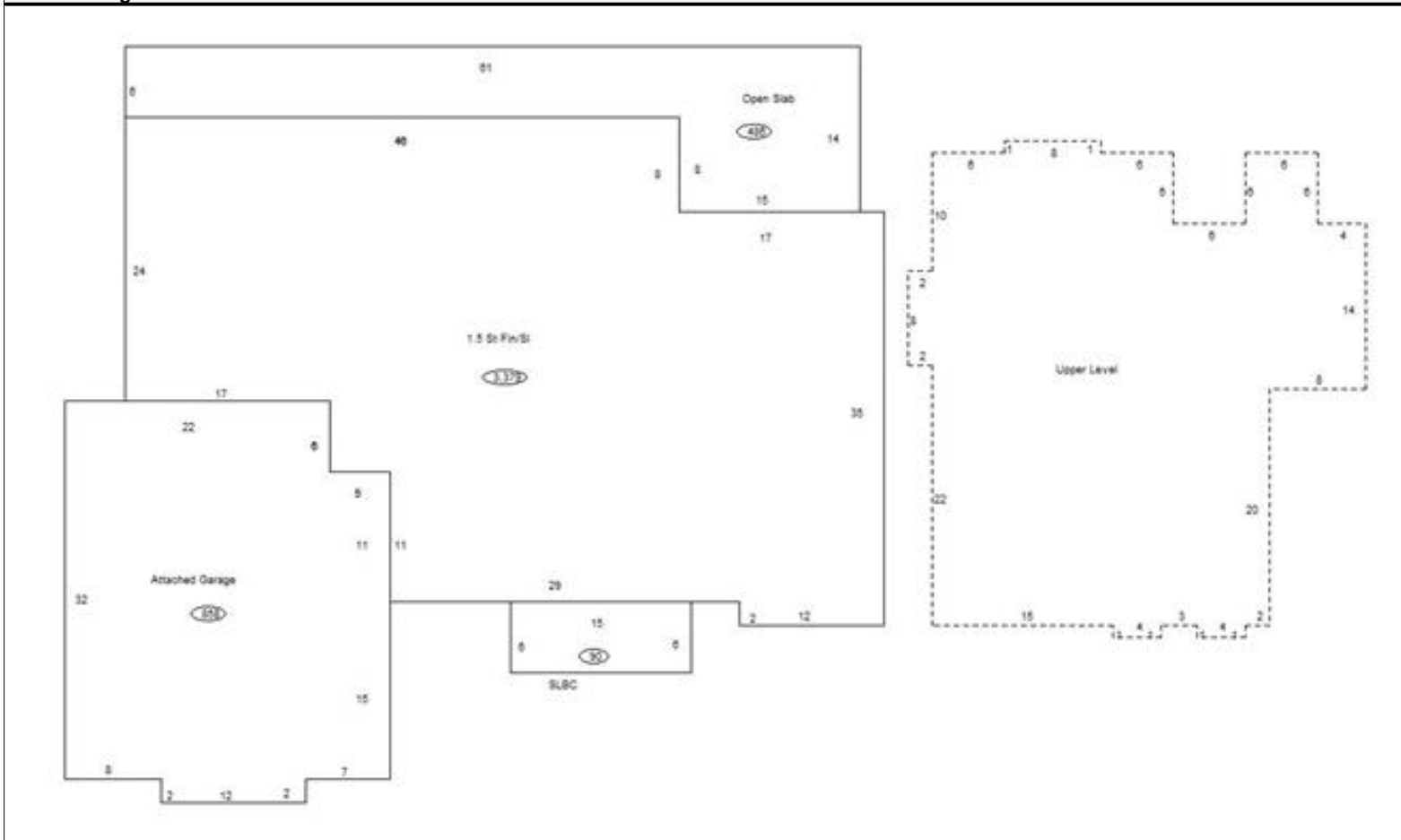
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,127	1.589	3,379
2	G	1		10	Attached Garage	858	1.000	858
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PATO		10	Open Slab	486	1.000	486
5	U	^UL		10	Upper Level	1,252	1.000	1,252
Total Building Area						2,127		3,379



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	40x24x0			960
	Qual 2	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary Base Cost (27.00 x 960) 25,920		Modifier Total	RCN 25,920	Depr (5% Phys/ % Func) 1,296	RCNLD 24,624
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age 2006		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (30% Phys/ % Func) 7,500	RCNLD 17,500



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.983	122	122	120	120
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			21.159	192	192	4,063	4,063
HC	HECTOR STONY SANDY LOAM	TMBR	20			7.174	36	36	258	258
OS	OSAGE CLAY	TMBR	58			3.590	104	104	375	375
VE	VERDIGRIS CLAY LOAM	TMBR	90			22.595	162	162	3,660	3,660
TMBR Totals						55.500			8,476	8,476
Total Agland						55.500			8,476	8,476