



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 660014671 Parcel ID 22N16E-15-2-00000-000-0000 Cadastral ID 15-22-16-00310 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 349410 OLSEN, JAMES A & DENA A 1800 CANYON PARK CIR STE 304 EDMOND OK 73013-0000 Parcel Location Situs 13151 E 435 RD Subdivision Lot/Block / Parcel Size 37.91 - Acres Sec/Twn/Rng 15 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																													
Legal Description Lat/Long: 36.39068139 -95.59461427 S2 NW NW & N2 SW NW LESS TR BEG NW/C N2 SW NW; S00.0614W 119.50'; S89.5346E 373.50'; N00.0614E 244'; S89.5346W 373.50'; S00 0614W 124.50' TO POB.										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>R23</td> <td>NEW SHOP/SFR 40X70/W 11X40 SLBC</td> <td>05/2023</td> <td>10/2024</td> <td></td> </tr> <tr> <td>R17</td> <td>R17-POSS NEW METAL BUILDING</td> <td>11/2015</td> <td>08/2016</td> <td></td> </tr> <tr> <td>R7</td> <td>NEW SFR-9-1-06 OUT BUT COULDN'T</td> <td>09/2006</td> <td>02/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23	NEW SHOP/SFR 40X70/W 11X40 SLBC	05/2023	10/2024		R17	R17-POSS NEW METAL BUILDING	11/2015	08/2016	
Number	Description	Opened	Closed	Amount																									
R23	NEW SHOP/SFR 40X70/W 11X40 SLBC	05/2023	10/2024																										
R17	R17-POSS NEW METAL BUILDING	11/2015	08/2016																										
R7	NEW SFR-9-1-06 OUT BUT COULDN'T	09/2006	02/2007																										
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	OLSEN, MARY R-TRUST	02/20/2026	0	4																				
					/	OLSEN, MARY R	08/16/2018	0	4																				
					2364/295	OLSEN, DARROL O &	10/23/2013	0	4																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax																					
Remove Cap	0	Land Value 6,392	6,392	11%	703	Assessed	65,906	6,744.26																					
Year Frozen	0	Improvements 672,170	592,755		65,203	Penalty	0																						
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																					
TIF Project ID	0	Total Value 678,562	599,147		65,906	Total Taxable	65,906	6,744.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660014671	OLSEN, MARY R	11	657,341	0	63,987	6,548.00																						
2024	2024-660014671	OLSEN, MARY R	11	482,176	0	43,475	4,465.00																						
2023	2023-660014671	OLSEN, MARY R	11	431,937	0	42,210	4,423.00																						
2022	2022-660014671	OLSEN, MARY R	11	434,054	0	40,980	4,323.00																						
2021	2021-660014671	OLSEN, MARY R	11	361,697	0	39,787	4,050.00																						
2020	2020-660014671	OLSEN, MARY R	11	550,921	0	58,621	6,160.00																						
2019	2019-660014671	OLSEN, MARY R	11	517,398	0	56,914	5,900.00																						
2018	2018-660014671	OLSEN, MARY R	11	532,577	0	58,583	6,137.00																						
2017	2017-660014671	OLSEN, MARY R	11	531,214	0	57,580	5,893.00																						
2016	2016-660014671	OLSEN, MARY R	11	362,974	0	39,138	4,029.00																						
2015	2015-660014671	OLSEN, MARY R	11	353,547	0	37,998	3,948.00																						
2014	2014-660014671	OLSEN, MARY R	11	360,413	0	36,891	3,837.00																						
2013	2013-660014671	OLSEN, DARROL O &	11	335,494	0	35,817	3,662.00																						



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	1,600 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660014671	660014671_004.JPG	05/17/24	5/17/2024
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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	89.26	Total Misc Impr	+ 9,634	Roofing Adj	+ 4.73	Garage Cost	+ 43,744
Subfloor Adj	+ 0.00	Total RCN	= 184,622	Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 3,692
Plumbing Adj	+ 5.08	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 180,930
Adj Base Cost	= 109.37	Lot Value	+ 180,930	Total Area	x 1,200	Indicated Value	= 180,930
		Value Per SqFt	150.78	Adjusted Cost	= 131,244		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,930		
Lot Value			
Indicated Value	180,930	150.78	Per SqFt
Agland Value	6,392		
Site Improvements			
Total Value	187,322	156.10	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	160174	40x12		480	20.07	9,634



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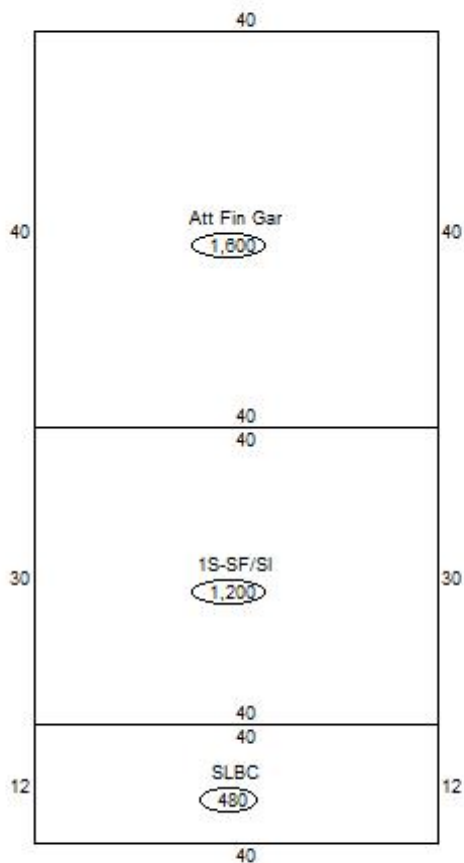
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,200	1.000	1,200
2	G	5		20	Att Fin Gar	1,600	1.000	1,600
3	M	PRCH		20	SLBC	480	1.000	480
Total Building Area						1,200		1,200



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Lot Data	Units-Buildable - UNPLATTED (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 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,221 / 2,221
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,221
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	875 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

\\tsclient\C\Users\rln\Pictures\2019-03-07\IMG_0013.JPG 3/7/2019

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	300,342	135.23	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.45	Total Misc Impr	+	11,319			
Roofing Adj	+ 4.58	Garage Cost	+	26,066			
Subfloor Adj	+ -2.19	Total RCN	=	304,949			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	48,792			
Plumbing Adj	+ 6.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	256,157			
Adj Base Cost	= 120.47	Lot Value	+				
Total Area	x 2,221	Indicated Value	=	256,157			
Adjusted Cost	= 267,564	Value Per SqFt		115.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,157		
Lot Value			
Indicated Value	256,157	115.33	Per SqFt
Agland Value			
Site Improvements	2,162		
Total Value	258,319	116.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35474	22x5		110	26.58		2,924
PRCH	SLAB PORCH - COVERED	35475	324		324	25.91		8,395



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		14x22x0			308
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (7.02 x 308)	2,162		2,162	2,162



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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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	472 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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	105.99	Total Misc Impr	+ 19,276	Roofing Adj	+ 4.93	Garage Cost	+ 15,241
Subfloor Adj	+ -2.31	Total RCN	= 239,173	Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 19,134
Plumbing Adj	+ 9.94	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 220,039
Adj Base Cost	= 131.19	Lot Value	+ 220,039	Total Area	x 1,560	Indicated Value	= 220,039
Adjusted Cost	= 204,656	Value Per SqFt	141.05	Adjusted Cost	= 204,656	Value Per SqFt	141.05

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	220,039	
Lot Value		
Indicated Value	220,039	141.05 Per SqFt
Agland Value		
Site Improvements	12,882	
Total Value	232,921	149.31 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	128240	32x10		320	25.93		8,298
PRCH	SLAB PORCH - COVERED	128241	34x6		204	26.29		5,363



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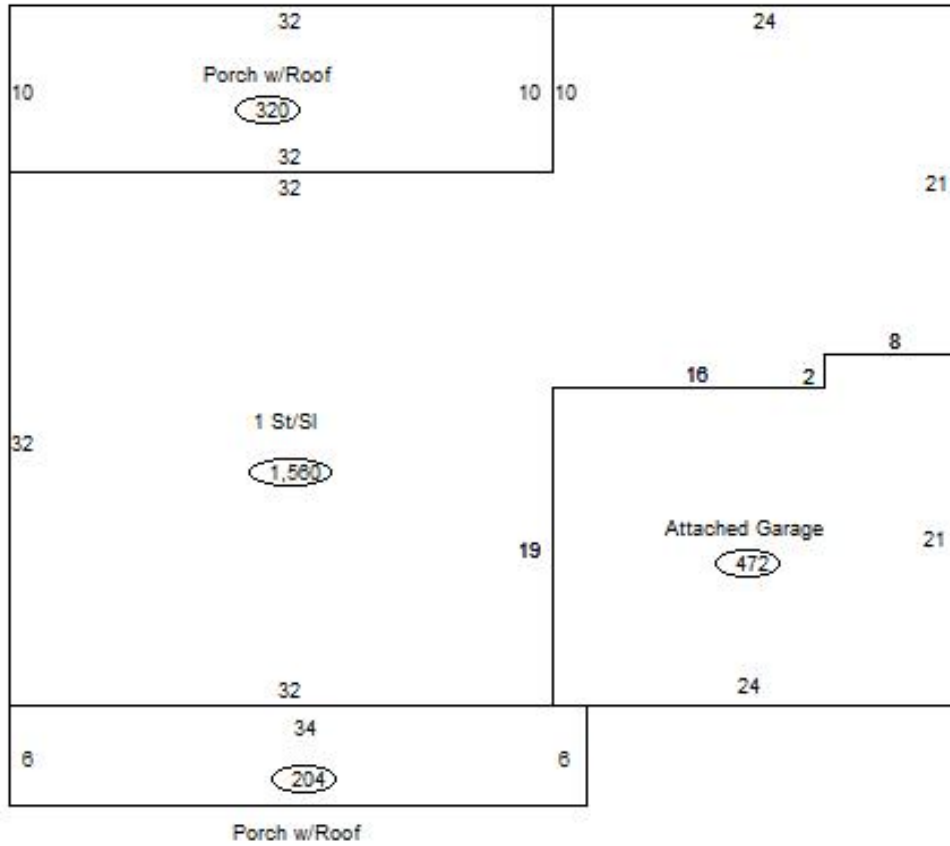
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,560	1.000	1,560
2	G	1		13	Attached Garage	472	1.000	472
3	M	PRCH		13	SLBC	320	1.000	320
4	M	PRCH		13	SLBC	204	1.000	204
Total Building Area						1,560		1,560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	38x30x0			1,140
	Qual	Cond	Year	2016	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (11.30 x 1,140)		12,882		12,882		12,882



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			19.719	192	192	3,786	3,786
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			5.582	120	120	670	670
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			5.745	84	84	483	483
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			4.799	216	216	1,036	1,036
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			2.066	202	202	417	417
NTV PST Totals						37.910			6,392	6,392
Total Agland						37.910			6,392	6,392