




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	660016451				 <p>\\tsclient\C\Users\rln\Pictures\2019-03-15\IMG_0022.JPG 3/18/2019</p>				
Parcel ID	22N16E-17-2-00000-000-0000								
Cadastral ID	17-22-16-01100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	303536								
1369 TRUST									
ANDREA L WILLIS TRUSTEE									
1369 S GARNETT									
TULSA OK 74128-0000									
Parcel Location									
Situs	15161 S HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	40 - Acres						
Sec/Twn/Rng	17 / 22 / 16 / 2								
Neighborhood	6030 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.39340795 -95.62912797									
NE SW NW & S2 NW NW & NE NW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2126/295	B WILLIS CPA INC	09/13/2010	130,000	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	2,554	2,554	11%	281	Assessed	10,849	1,173.66
Year Frozen	0	Improvements	263,765	96,074		10,568	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	266,319	98,628		10,849	Total Taxable	10,849	1,174.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016451	1369 TRUST	10	232,316	0	10,533	1,140.00		
2024	2024-660016451	1369 TRUST	10	209,586	0	10,226	1,071.00		
2023	2023-660016451	1369 TRUST	10	196,451	0	9,928	1,032.00		
2022	2022-660016451	1369 TRUST	10	185,633	0	9,639	998.00		
2021	2021-660016451	1369 TRUST	10	133,730	0	9,358	975.00		
2020	2020-660016451	1369 TRUST	10	133,237	0	9,086	961.00		
2019	2019-660016451	1369 TRUST	10	129,750	0	8,821	915.00		
2018	2018-660016451	1369 TRUST	10	131,451	0	8,564	920.00		
2017	2017-660016451	1369 TRUST	10	130,897	0	8,316	946.00		
2016	2016-660016451	1369 TRUST	10	129,119	0	8,074	836.00		
2015	2015-660016451	1369 TRUST	10	102,802	0	5,246	514.00		
2014	2014-660016451	1369 TRUST	10	104,737	0	5,093	498.00		
2013	2013-660016451	1369 TRUST	10	100,802	0	4,945	468.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	686 / 686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	686
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	72,854
Lot Value	
Indicated Value	72,854 106.20 Per SqFt
Agland Value	2,554
Site Improvements	190,911
Total Value	339,173 494.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.17	Total Misc Impr	+ 6,140
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 91,067
Heat/Cool Adj	+ 9.89	Depreciation (20%)	- 18,213
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,854
Adj Base Cost	= 123.80	Lot Value	+
Total Area	x 686	Indicated Value	= 72,854
Adjusted Cost	= 84,927	Value Per SqFt	106.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39470	26x12		312	19.68		6,140



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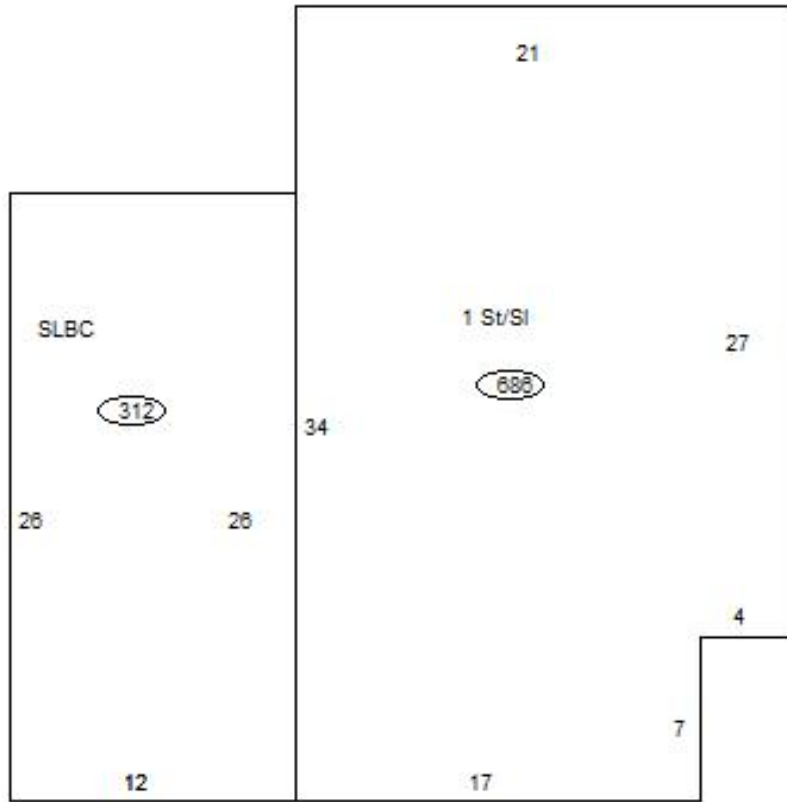
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	686	1.000	686
2	M	PRCH		10	SLBC	312	1.000	312
Total Building Area						686		686



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x100x0			3,000
	Qual 2	Cond 3	Year 2016	Eff Age	8	

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (23.41 x 3,000)	70,230			70,230	70,230

UTIL	SHOP BUILDING		0x0x0			5,314
Qual 2	Cond 3	Year	2006	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (22.71 x 5,314)	120,681			120,681	120,681



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			7.626	108	108	824	824
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			1.690	192	192	324	324
SO	SOGN SOILS	NTV PST	15			6.499	36	36	234	234
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			2.769	187	187	518	518
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.728	85	85	654	654
W	WATER	TMBR	0			13.688	0	0	0	0
TMBR Totals						40.000			2,554	2,554
Total Agland						40.000			2,554	2,554