




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:05
Page 1

Assessment Data					Primary Image									
Account	660016457				 <p>\\tsclient\C\Users\rln\Pictures\2019-03-15\IMG_0028.JPG 3/18/2019</p>									
Parcel ID	22N16E-17-3-00000-000-0000													
Cadastral ID	17-22-16-01500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	326074													
GENSKE, DAVID FREDERICK & JEAN ALICE-CO-TRUSTEES														
15621 S HWY 88 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	15621 S HWY 88													
Subdivision														
Lot/Block	/	Parcel Size 79.72 - Acres												
Sec/Twn/Rng	17 / 22 / 16 / 3													
Neighborhood	6030 - UNPLATTED													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.38504758 -95.63001724														
NW SW & W2 SW SW & N2 NW NE SW & W2 SE NW LESS THAT PT E2 SE NW LYING NORTH & EAST OF A LINE BEG 765.55' S NE/C E2 SE NW, N 39-29 W 974.45' TO A PT 50' E NW/C E2 SE NW														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	GENSKE, DAVID F &	10/24/2018	0	WB										
856/180			70,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value 14,286	14,286	11%	1,571	Assessed	24,742	2,676.63						
Year Frozen	0	Improvements 224,726	210,638		23,171	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00						
TIF Project ID	0	Total Value 239,012	224,924		24,742	Total Taxable	23,742	2,582.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016457	GENSKE, DAVID FREDERICK &	10	218,373	1000	23,022	2,505.00							
2024	2024-660016457	GENSKE, DAVID FREDERICK &	10	225,522	1000	22,735	2,396.00							
2023	2023-660016457	GENSKE, DAVID FREDERICK &	10	209,481	1000	22,043	2,306.00							
2022	2022-660016457	GENSKE, DAVID FREDERICK &	10	210,942	1000	22,204	2,313.00							
2021	2021-660016457	GENSKE, DAVID FREDERICK &	10	217,895	1000	21,629	2,269.00							
2020	2020-660016457	GENSKE, DAVID FREDERICK &	10	214,172	1000	20,970	2,233.00							
2019	2019-660016457	GENSKE, DAVID FREDERICK &	10	197,880	1000	18,879	1,974.00							
2018	2018-660016457	GENSKE, DAVID F &	10	204,934	1000	18,300	1,979.00							
2017	2017-660016457	GENSKE, DAVID F &	10	202,262	1000	17,738	2,030.00							
2016	2016-660016457	GENSKE, DAVID F &	10	197,672	1000	17,193	1,794.00							
2015	2015-660016457	GENSKE, DAVID F &	10	191,636	1000	16,663	1,646.00							
2014	2014-660016457	GENSKE, DAVID F &	10	193,546	1000	16,148	1,592.00							
2013	2013-660016457	GENSKE, DAVID F &	10	184,962	1000	15,649	1,492.00							



Rogers

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Date 04/16/2026
Time 22:25:06
Page 2

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		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,251 / 2,251
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,251
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

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	

Cost Approach		Manual : 01/2025	
Base Cost	104.80	Total Misc Impr	+ 17,454
Roofing Adj	+ 4.58	Garage Cost	+ 16,086
Subfloor Adj	+ -2.19	Total RCN	= 317,436
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 146,021
Plumbing Adj	+ 6.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,415
Adj Base Cost	= 126.12	Lot Value	+ 171,415
Total Area	x 2,251	Indicated Value	= 171,415
Adjusted Cost	= 283,896	Value Per SqFt	76.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,415		
Lot Value			
Indicated Value	171,415	76.15	Per SqFt
Agland Value	14,286		
Site Improvements	53,311		
Total Value	410,427	182.33	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	39473	11x5		55	26.76		1,472
PRCH	SLAB PORCH - COVERED	39474	404		404	25.66		10,367
SHLT	STORM SHELTER			1 2019	1	0.00		



Rogers




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Date 04/16/2026
Time 22:25:06
Page 4

660016457

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	45x62x0			2,790
	Qual 3	Cond 3	Year 2020	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 2,790)		13,057	13,057	1,306	11,751
	BARN	BARN	0x0x0			5,600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (7.75 x 5,600)		43,400	43,400	4,340	39,060
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	22,500	2,500



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
Time 22:25:06
Page 5

Agland Inventory

660016457

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			8.595	108	108	928	928
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			69.574	192	192	13,358	13,358
W	WATER	TMBR	0			1.552	0	0	0	0
TMBR Totals						79.720			14,286	14,286
Total Agland						79.720			14,286	14,286