



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:05:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017739 <b>Parcel ID</b> 000000-00-0-00093-001-0005 <b>Cadastral ID</b> 19-23-15-03240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 306171 TRYON, JEFFERY &  MELISSA 13035 SEMINOLE DR OOLOGAH OK 74053-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10811 S 4075 RD <b>Subdivision</b> BUDDYBOB ESTATES <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 23 / 15 / 5 <b>Neighborhood</b> 1010 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.45436390 -95.74582636 TRACT 5 BUDDYBOB ESTATES					<b>Building Permits</b> <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																																																																																																											
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Lot Data		Square-Foot - NBHD 1010 #1		Primary Image				
Lot Size				<p>D:\Convert\Photos\660\017\739-01.jpg 3/12/2009</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.3545							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	102,563.00 x .35 = 35,759							
Factor Value								
Adjustments	1.0000							
Lot Value	35,759							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 35,759					
Total Area	x	Indicated Value	= 35,759					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adjusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	A Adam Test			
				Adjustment Model	1 2022 Residential			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	35,759			
				Indicated Value	35,759 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	35,759 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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 2	Year 2000	Eff Age 26	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ 100% Func) RCNLD</b>	
Base Cost (24.52 x 160)		3,923		3,923	3,923	



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

Residential Data	
Type	6 Mobile Home 78 x 18
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,404 / 1,404
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 27

\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG\_0044.JPG 6/1/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	31.78	Total Misc Impr	+		0
Roofing Adj	+ 2.56	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		59,010
Heat/Cool Adj	+ 2.96	Depreciation ( 63%)	-		37,176
Plumbing Adj	+ 4.73	Lump Sums	+		3,477
Basement Adj	+ 0.00	RCNLD	=		25,311
Adj Base Cost	= 42.03	Lot Value	+		
Total Area	x 1,404	Indicated Value	=		25,311
Adjusted Cost	= 59,010	Value Per SqFt			18.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,311		
Lot Value			
Indicated Value	25,311	18.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	25,311	18.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	171057	10x8		80	26.59		2,127
WODO	Wood Deck - Open	171058	8x6		48	28.12		1,350



# Rogers

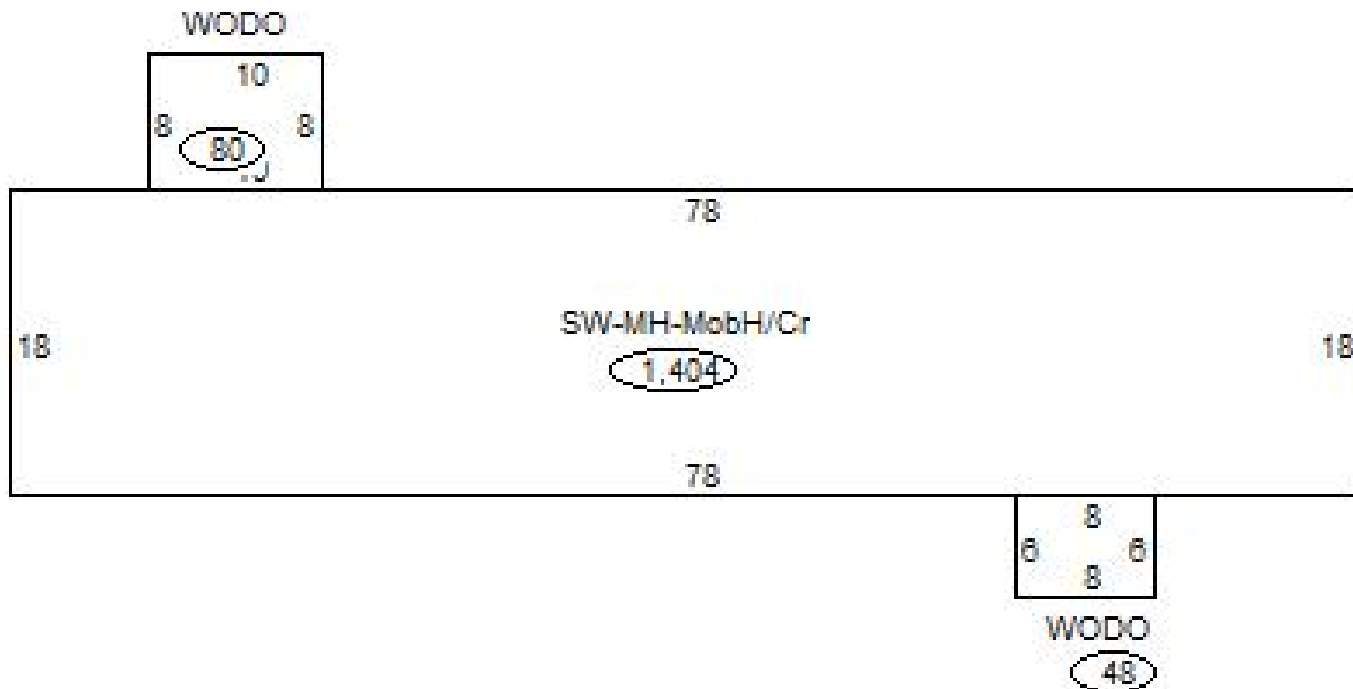
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,404	1.000	1,404
2	M	WODO		20	WODO	80	1.000	80
3	M	WODO		20	WODO	48	1.000	48
<b>Total Building Area</b>						1,404		1,404