



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 660017842 Parcel ID 000000-00-0-00858-003-0012 Cadastral ID 19-24-16-01760 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 307914 HICKS, CHARLES P & DEBORAH D REVOCABLE TRUST 4242 S CEDAR LN TALALA OK 74080-0000 Parcel Location Situs 04302 LAKE LN Subdivision VADA POINT Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 24 / 16 / 5 Neighborhood 1134 - R-V02-OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-20\IMG_0072.JPG 2/20/2020</p>														
Legal Description Lat/Long: 36.55048678 -95.64418257																			
LOT 12 BLOCK 3 VADA POINT					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	No	999,999		2574/546	DUDERSTADT, MARK E	08/31/2016	60,000	YES										
					1381/250	MANNING, NATHAN W &	05/29/2002	70,000	YES										
					1070/464	HAYNES, GORDEN E	06/24/1997	27,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2017		Land Value 58,998	9,665	11%	1,063	Assessed	8,653	936.09										
Year Frozen	0		Improvements 71,155	68,999		7,590	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 130,153	78,664		8,653	Total Taxable	8,653	936.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017842	HICKS, CHARLES P & DEBORAH D			10	128,342	0	8,242	891.00										
2024	2024-660017842	HICKS, CHARLES P & DEBORAH D			10	133,020	0	7,848	822.00										
2023	2023-660017842	HICKS, CHARLES P & DEBORAH D			10	67,955	0	7,475	778.00										
2022	2022-660017842	HICKS, CHARLES P & DEBORAH D			10	68,003	0	7,480	774.00										
2021	2021-660017842	HICKS, CHARLES P & DEBORAH D			10	64,925	0	7,142	744.00										
2020	2020-660017842	HICKS, CHARLES P & DEBORAH D			10	62,923	0	6,922	732.00										
2019	2019-660017842	HICKS, CHARLES P & DEBORAH D			10	60,826	0	6,691	694.00										
2018	2018-660017842	HICKS, CHARLES P & DEBORAH D			10	62,495	0	6,874	738.00										
2017	2017-660017842	HICKS, CHARLES P & DEBORAH D			10	61,962	0	6,816	775.00										
2016	2016-660017842	HICKS, CHARLES P & DEBORAH D			10	60,285	5990		84.00										
2015	2015-660017842	DUDERSTADT, MARK E			10	59,129	5815		75.00										
2014	2014-660017842	DUDERSTADT, MARK E			10	59,629	5646		66.00										
2013	2013-660017842	DUDERSTADT, MARK E			10	55,918	5482		63.00										



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Lot Data		Square-Foot - NBHD 1134 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4515		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	19,666.00 x 3.00 = 58,998		
Factor Value			
Adjustments	1.0000		
Lot Value	58,998		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Vinyl 40% Frame, Siding, Woc
Base/Total Area	504 / 882
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	504
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Shed Roof
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	107,107	121.44	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	88.29	Total Misc Impr	+	2,756	
Roofing Adj	+ 2.71	Garage Cost	+	3,000	
Subfloor Adj	+ 0.00	Total RCN	=	95,438	
Heat/Cool Adj	+ 5.00	Depreciation (33%)	-	31,495	
Plumbing Adj	+ 5.68	Lump Sums	+	7,212	
Basement Adj	+ 0.00	RCNLD	=	71,155	
Adj Base Cost	= 101.68	Lot Value	+	58,998	
Total Area	x 882	Indicated Value	=	130,153	
Adjusted Cost	= 89,682	Value Per SqFt		147.57	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,155		
Lot Value	58,998		
Indicated Value	130,153	147.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	130,153	147.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43093	15x8		120	20.92		2,510
BALW	BALCONY - WOOD	43095	20x12		240	25.04		6,010
BALW	BALCONY - WOOD	146601	12x4		48	25.04		1,202
PATO	Patio - Open	166168	6x4		24	10.24		246



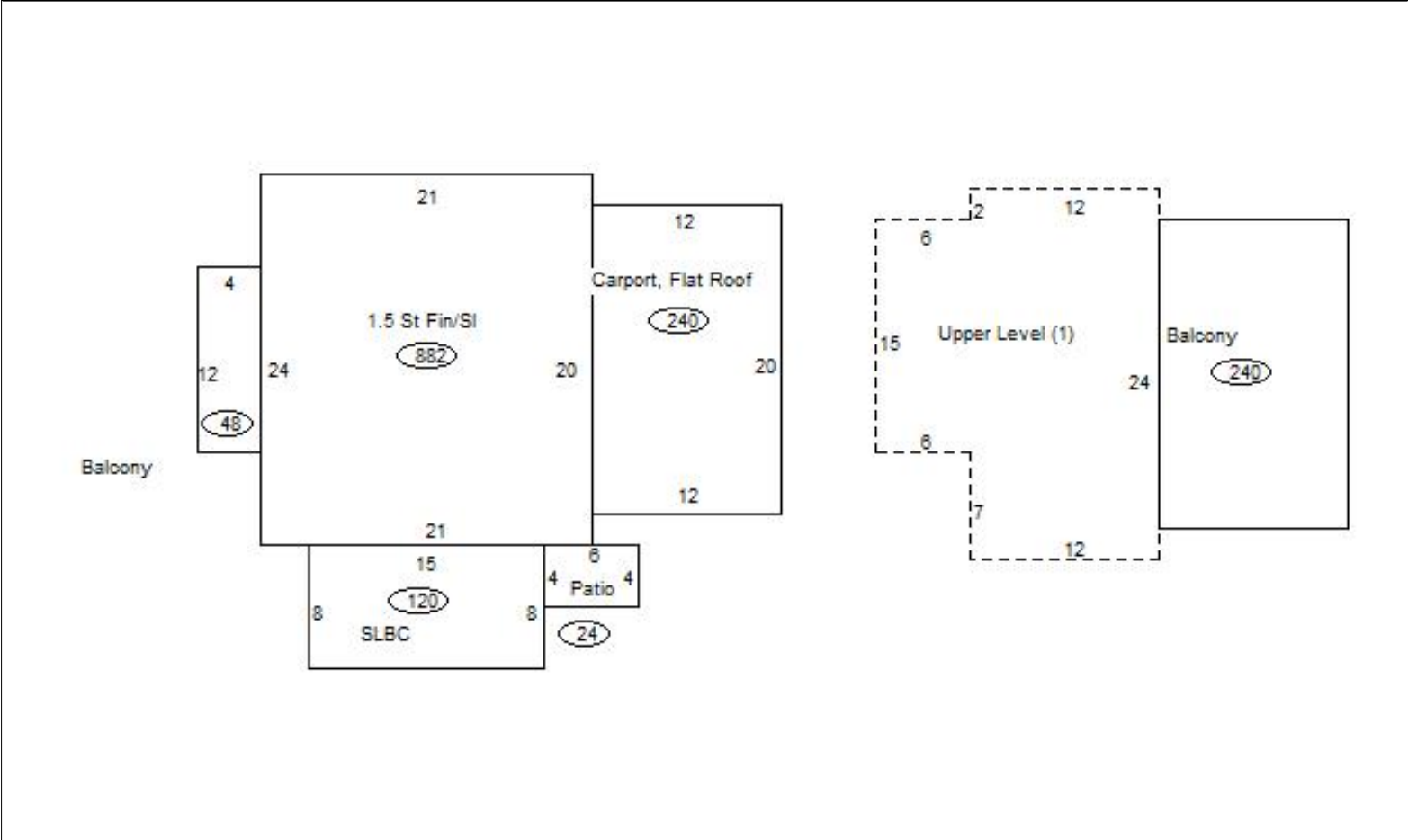
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	504	1.750	882
2	M	PRCH		13	SLBC	120	1.000	120
3	G	4		13	Carport, Flat Roof	240	1.000	240
4	M	BALW		13	Balcony	240	1.000	240
5	U	^UL		13	Upper Level (1)	378	1.000	378
6	M	BALW		13	Balcony	48	1.000	48
7	M	PATO		13	Patio	24	1.000	24
Total Building Area						504		882



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual	4	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (26.38 x 200)		5,276			5,276	5,276