




# 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	660023258				 <p>660023258_001.JPG 4/11/2024</p>				
Parcel ID	23N14E-27-4-00000-000-0000								
Cadastral ID	27-23-14-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	316294								
LORETT, GIDGET									
1965 E 400 RD OOLOGAH OK 74053-0000									
Parcel Location									
Situs	01965 E 400 RD								
Subdivision									
Lot/Block	/	Parcel Size	158 - Acres						
Sec/Twn/Rng	27 / 23 / 14 / 4								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.44118057 -95.80231788									
TR DESC 2023-003196 AS BEG AT SE/C E2 SW; S88.5557W 1320.77'; N01.1758W 2637.95'; N88.4803E 1532.61'; S01.2427E 1320.61'; N88 4951E 1103.60'; N01.2427W 411.21'; N88.4802E 1318.44'; S01.2823E *680.89'; S88.5140W 500'; S01.2823E 740.52'; N88.5140E 151.42'; S01 2823E 312.41'; S88.5140W 1632.06'; N01.2229W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18	R19-911 ISSUED ADDRESS	03/2017	04/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LORETT, JERRY RANDALL &	03/06/2023	0	4					
2501/398	ROYAL, RONALD L &	08/12/2015	875,000	YES					
1839/939	ROYAL, DELPHA TRUSTEE	01/12/2007	371,500	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2016	Land Value	23,227	22,705	11%	2,498	Assessed	89,846 9,719.68	
Year Frozen	0	Improvements	810,922	794,073		87,348	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -95.00	
TIF Project ID	0	Total Value	834,149	816,778		89,846	Total Taxable	88,846 9,625.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023258	LORETT, GIDGET	10	792,989	1000	86,229	9,342.00		
2024	2024-660023258	LORETT, GIDGET	10	833,244	1000	88,049	9,236.00		
2023	2023-660023258	LORETT, GIDGET	10	785,959	1000	85,456	8,900.00		
2022	2022-660023258	LORETT, JERRY RANDALL	10	789,895	1000	85,889	8,904.00		
2021	2021-660023258	LORETT, JERRY RANDALL	10	810,285	0	89,015	9,280.00		
2020	2020-660023258	LORETT, JERRY RANDALL	10	796,018	0	86,422	9,141.00		
2019	2019-660023258	LORETT, JERRY RANDALL	10	762,778	0	83,905	8,708.00		
2018	2018-660023258	LORETT, JERRY RANDALL	10	188,400	0	20,724	2,225.00		
2017	2017-660023258	LORETT, JERRY RANDALL	10	186,909	0	20,560	2,338.00		
2016	2016-660023258	LORETT, JERRY RANDALL	10	160,487	0	17,653	1,828.00		
2015	2015-660023258	LORETT, JERRY RANDALL	10	160,891	1000	16,175	1,597.00		
2014	2014-660023258	ROYAL, RONALD L &	10	162,175	1000	15,676	1,545.00		
2013	2013-660023258	ROYAL, RONALD L &	10	154,698	1000	15,190	1,449.00		



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Lot Data	
Units-Buildable - OOLOGAH RURAL (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	



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Residential Data	
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	/

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	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	23,227		
Site Improvements	64,137		
Total Value	87,364	0.00	Total Value Per SqFt

Miscellaneous Improvements								
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	
	UTIL	SHOP BUILDING	40x60x0			2,400	
	Qual	2	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.75 x 2,400)		59,400		59,400		59,400
	LT	LEAN-TO	14x40x0			560	
	Qual	3	Cond 3	Year 2016	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 560)		1,635		1,635		1,635
	LT	LEAN-TO	14x40x0			560	
	Qual	3	Cond 3	Year 201	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 560)		1,635		1,635		1,635
	BARN	BARN	0x0x0			560	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 560)		5,869		5,869	4,402	1,467



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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	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	5,571 / 5,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,571
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,121 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.83	Total Misc Impr	+ 45,110	Roofing Adj	+ 5.64	Garage Cost	+ 54,268
Subfloor Adj	+ -4.01	Total RCN	= 802,995	Heat/Cool Adj	+ 17.38	Depreciation ( 7%)	- 56,210
Plumbing Adj	+ 6.46	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 746,785
Adj Base Cost	= 126.30	Lot Value	+ 746,785	Total Area	x 5,571	Indicated Value	= 746,785
		Value Per SqFt	134.05	Adjusted Cost	= 703,617		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	746,785		
Lot Value			
Indicated Value	746,785	134.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	746,785	134.05	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	139454	18x9		162	35.91		5,817
PRCH	SLAB PORCH - COVERED	139455	28x8		224	35.55		7,963
PRCH	SLAB PORCH - COVERED	139456	11x5		55	36.48		2,006
PRCH	SLAB PORCH - COVERED	139457	154		154	35.96		5,538
PRCH	SLAB PORCH - COVERED	139458	39		39	36.54		1,425
PRCH	SLAB PORCH - COVERED	139459	128		128	36.12		4,623
PRCH	SLAB PORCH - COVERED	140235	284		284	35.27		10,017





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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			9.666	142	142	1,369	1,369
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			32.817	168	168	5,513	5,513
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			18.105	192	192	3,476	3,476
OS	OSAGE CLAY	TMBR	58			15.125	104	104	1,579	1,579
VE	VERDIGRIS CLAY LOAM	TMBR	90			55.920	162	162	9,059	9,059
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			26.367	85	85	2,231	2,231
<b>TMBR Totals</b>						158.000			23,227	23,227
<b>Total Agland</b>						158.000			23,227	23,227