



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:07:18
Page 1

Assessment Data					Primary Image														
Account 660023343 Parcel ID 000000-00-0-40090-001-0013 Cadastral ID 27-23-15-02560 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 200624 TOBEY, WENDELL WAYNE & NANCY LOUISE-TRUSTEES PO BOX 413 OOLOGAH OK 74053-0000 Parcel Location Situs 00301 N WILL ROGERS LOOP W Subdivision SITTON Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 23 / 15 / 5 Neighborhood 1201 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-04\IMG_0171.JPG 6/4/2020</p>														
Legal Description Lot/Long: 36.45055874 -95.70319107																			
LOT 13 BLOCK 1 SITTON					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										
H	Homestead	Yes	1,000	1,000	2609/356 830/3	TOBEY, NANCY L &	01/31/2017	0	4 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	60,742	19,167	11%	2,108	Assessed	15,438	1,670.11										
Year Frozen	0	Improvements	137,385	121,181		13,330	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	198,127	140,348		15,438	Total Taxable	14,438	1,576.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023343	TOBEY, WENDELL WAYNE &			31	193,910	1000	13,988	1,527.00										
2024	2024-660023343	TOBEY, WENDELL WAYNE &			31	233,129	1000	13,552	1,433.00										
2023	2023-660023343	TOBEY, WENDELL WAYNE &			31	128,440	1000	13,128	1,379.00										
2022	2022-660023343	TOBEY, WENDELL WAYNE &			31	126,524	1000	12,918	1,350.00										
2021	2021-660023343	TOBEY, WENDELL WAYNE &			31	132,320	1000	13,555	1,427.00										
2020	2020-660023343	TOBEY, WENDELL WAYNE &			31	133,120	1000	13,308	1,422.00										
2019	2019-660023343	TOBEY, WENDELL WAYNE &			31	126,286	1000	12,891	1,352.00										
2018	2018-660023343	TOBEY, WENDELL WAYNE &			31	130,408	1000	12,937	1,403.00										
2017	2017-660023343	TOBEY, WENDELL WAYNE &			31	129,113	1000	12,530	1,438.00										
2016	2016-660023343	TOBEY, NANCY L &			31	125,890	1000	12,137	1,271.00										
2015	2015-660023343	TOBEY, NANCY L &			31	124,759	1000	11,755	1,164.00										
2014	2014-660023343	TOBEY, NANCY L &			31	127,234	1000	11,383	1,126.00										
2013	2013-660023343	TOBEY, NANCY L &			31	122,052	1000	11,022	1,054.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:07:18
 Page 2

Lot Data		Square-Foot - NBHD 1201 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0338		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,033.00 x 1.35 = 60,742		
Factor Value			
Adjustments	1.0000		
Lot Value	60,742		



\\tsclient\C\Users\CB\Pictures\2020-06-04\IMG_0171.JPG 6/4/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,545 / 1,545
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,545
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	181,087 117.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	191,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	127,048
Lot Value	60,742
Indicated Value	187,790 121.55 Per SqFt
Agland Value	
Site Improvements	10,337
Total Value	198,127 128.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.38	Total Misc Impr	+ 12,150
Roofing Adj	+ 4.48	Garage Cost	+ 19,093
Subfloor Adj	+ -1.15	Total RCN	= 230,996
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 103,948
Plumbing Adj	+ 9.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,048
Adj Base Cost	= 129.29	Lot Value	+ 60,742
Total Area	x 1,545	Indicated Value	= 187,790
Adjusted Cost	= 199,753	Value Per SqFt	121.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	57562		65	65	24.06		1,564
PRCH	SLAB PORCH - COVERED	57563	18x13		234	23.46		5,490



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:07:18
 Page 4

660023343

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (20.98 x 120)		2,518		2,518	2,518
	PCPT	Carport - Portable	24x22x8	Gravel	Formed Metal	528
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.61 x 528)		2,434		2,434	2,434
	GRDT	Garage - Detached	22x20x10	Concrete	Composition Shingle	440
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)
	Base Cost (30.12 x 440)		13,253		13,253	2,916
						10,337