



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:48:03
Page 1

Assessment Data					Primary Image														
Account 660023352 Parcel ID 000000-00-0-40090-001-0022 Cadastral ID 27-23-15-02650 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 330172 BROOKS, DIXIE ANN REVOCABLE TRUST 228 N BOUNDARY RD OOLOGAH OK 74053-0000 Parcel Location Situs 00228 N BOUNDARY RD Subdivision SITTON Lot/Block 0022 / 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\2020-06-05\IMG_0017.JPG 6/5/2020</p>														
Legal Description Lot/Long: 36.44954027 -95.70405872																			
LOT 22 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	/	MELTON, RODNEY B	02/21/2020	180,000	YES										
H	Homestead	No	1,000		1421/53	MERRELL, SUZANNE W	10/22/2002	122,500	YES										
					1042/261	FAUBION, RONALD	10/18/1996	95,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2021		Land Value 62,670	21,013	11%	2,311	Assessed	20,872	2,257.97										
Year Frozen	0		Improvements 179,277	168,737		18,561	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 241,947	189,750		20,872	Total Taxable	19,872	2,164.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023352	BROOKS, DIXIE ANN			31	235,804	1000	19,265	2,098.00										
2024	2024-660023352	BROOKS, DIXIE A			31	267,477	1000	18,675	1,970.00										
2023	2023-660023352	BROOKS, DIXIE A			31	173,650	1000	18,102	1,897.00										
2022	2022-660023352	BROOKS, DIXIE A			31	176,289	1000	18,392	1,917.00										
2021	2021-660023352	BROOKS, DIXIE A			31	186,974	0	20,567	2,144.00										
2020	2020-660023352	BROOKS, DIXIE A			31	158,158	1000	16,397	1,748.00										
2019	2019-660023352	MELTON, RODNEY B			31	153,652	1000	15,902	1,665.00										
2018	2018-660023352	MELTON, RODNEY B			31	158,914	1000	16,481	1,784.00										
2017	2017-660023352	MELTON, RODNEY B			31	157,498	1000	16,220	1,857.00										
2016	2016-660023352	MELTON, RODNEY B			31	153,261	1000	15,718	1,641.00										
2015	2015-660023352	MELTON, RODNEY B			31	151,746	1000	15,231	1,505.00										
2014	2014-660023352	MELTON, RODNEY B			31	153,029	1000	14,759	1,455.00										
2013	2013-660023352	MELTON, RODNEY B			31	144,366	1000	14,300	1,365.00										




Rogers

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Date 04/16/2026
Time 21:48:04
Page 2

Lot Data	Square-Foot - NBHD 1201 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1009 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 47,954.00 x 1.31 = 62,670 Factor Value Adjustments 1.0000 Lot Value 62,670		 <p>\\tsclient\C\Users\CB\Pictures\2020-06-05\IMG_0017.JPG 6/5/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,972
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	837 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	107.82	Total Misc Impr	+ 30,886	Roofing Adj	+ 4.71	Garage Cost	+ 31,254
Subfloor Adj	+ -2.20	Total RCN	= 320,137	Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 140,860
Plumbing Adj	+ 7.86	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 179,277
Adj Base Cost	= 130.83	Lot Value	+ 62,670	Total Area	x 1,972	Indicated Value	= 241,947
		Value Per SqFt	122.69	Adjusted Cost	= 257,997		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,898	123.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	35,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,277		
Lot Value	62,670		
Indicated Value	241,947	122.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,947	122.69	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	57599	27x6		162	26.42		4,280
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	57600	52x13		676	27.74		18,752
PRCH	SLAB PORCH - COVERED	57601	14x6		84	26.66		2,239



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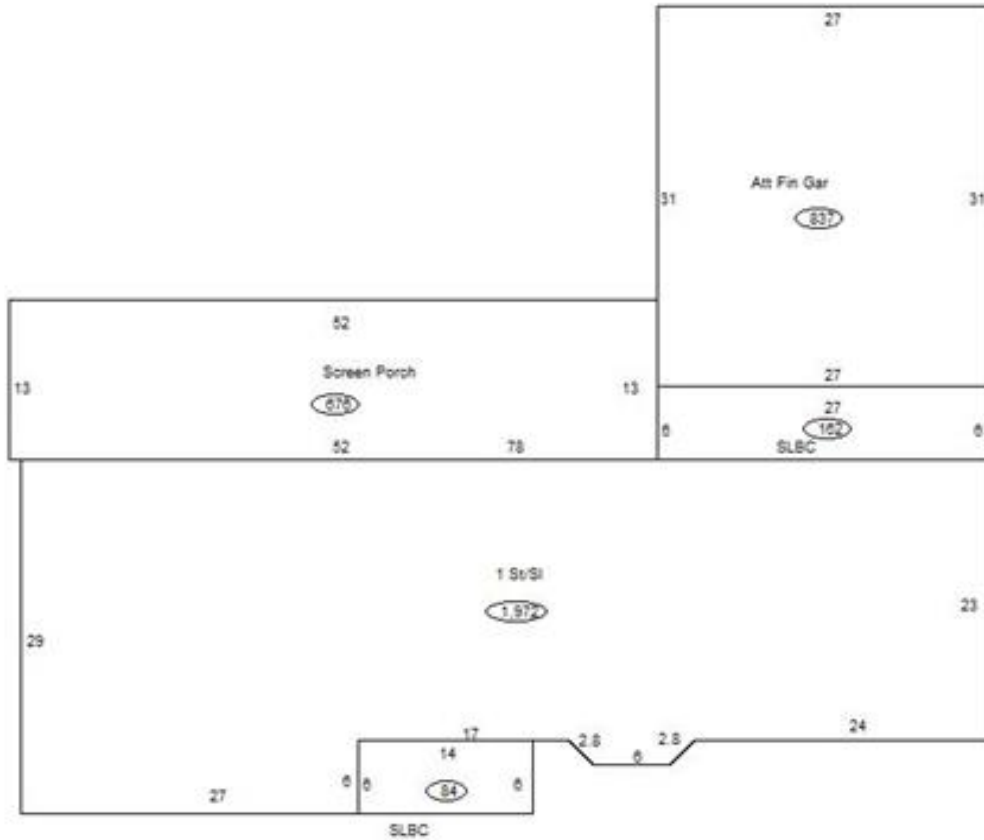
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Date 04/16/2026
 Time 21:48:04
 Page 3

Sketch Image

660023352



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,972	1.000	1,972
2	M	PRCH		13	SLBC	162	1.000	162
3	M	EPKS		13	Screen Porch	676	1.000	676
4	M	PRCH		13	SLBC	84	1.000	84
5	G	5		13	Att Fin Gar	837	1.000	837
Total Building Area						1,972		1,972