



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:48:57
Page 1

Assessment Data					Primary Image																																																	
Account 660023945 Parcel ID 000000-00-0-40010-003-0001 Cadastral ID 28-23-15-03270 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 330276 WARD, HELENA CANDANCE 203 N BOUNDARY OOLOGAH OK 74053-0000 Parcel Location Situs 00325 E NELMS AVE Subdivision OOLOGAH O T Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>06/15/2020 10:05</p> <p>\\\\tsclient\C\Users\CB\Pictures\2020-06-15\IMG_0085.JPG 6/15/2020</p>																																																	
Legal Description Lat/Long: 36.44894107 -95.70475817																																																						
LOT 1 BLOCK 3 OOLOGAH O T					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	MITCHELL, DARRELL LEE	02/28/2020	0	4																																													
					959/193	WINDLE, NORMA J ESTATE	06/02/1994	14,850	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 36,507</td> <td>14,120</td> <td>11%</td> <td>1,553</td> <td>Assessed</td> <td>4,174</td> <td>451.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 34,862</td> <td>23,831</td> <td> </td> <td>2,621</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 71,369</td> <td>37,951</td> <td> </td> <td>4,174</td> <td>Total Taxable</td> <td>4,174</td> <td>452.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 36,507	14,120	11%	1,553	Assessed	4,174	451.55	Year Frozen	0	Improvements 34,862	23,831		2,621	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 71,369	37,951		4,174	Total Taxable	4,174	452.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023945	WARD, HELENA CANDANCE	31	71,413	0	3,976	430.00																																															
2024	2024-660023945	WARD, HELENA CANDANCE	31	50,876	0	3,787	397.00																																															
2023	2023-660023945	WARD, HELENA CANDANCE	31	34,325	0	3,607	376.00																																															
2022	2022-660023945	WARD, HELENA CANDANCE	31	35,155	0	3,435	356.00																																															
2021	2021-660023945	WARD, HELENA CANDANCE	31	29,737	0	3,272	342.00																																															
2020	2020-660023945	WARD, HELENA CANDANCE	31	30,756	0	3,384	358.00																																															
2019	2019-660023945	MITCHELL, DARRELL LEE	31	30,345	0	3,338	346.00																																															
2018	2018-660023945	MITCHELL, DARRELL LEE	31	41,422	0	4,557	489.00																																															
2017	2017-660023945	MITCHELL, DARRELL LEE	31	41,152	0	4,527	515.00																																															
2016	2016-660023945	MITCHELL, DARRELL LEE	31	40,146	0	4,417	457.00																																															
2015	2015-660023945	MITCHELL, DARRELL LEE	31	39,804	0	4,379	429.00																																															
2014	2014-660023945	MITCHELL, DARRELL LEE	31	41,293	0	4,542	444.00																																															
2013	2013-660023945	MITCHELL, DARRELL LEE	31	41,204	0	4,326	410.00																																															



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Date 04/16/2026
Time 21:48:57
Page 2

Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2794	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,169.00 x 3.00 = 36,507	
Factor Value		
Adjustments	1.0000	
Lot Value	36,507	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	954 / 954
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 60



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	49,434	51.82	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.95	Total Misc Impr	+	3,039			
Roofing Adj	+ 4.20	Garage Cost	+				
Subfloor Adj	+ 2.55	Total RCN	=	105,642			
Heat/Cool Adj	+ 4.80	Depreciation (67%)	-	70,780			
Plumbing Adj	+ 5.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	34,862			
Adj Base Cost	= 107.55	Lot Value	+	36,507			
Total Area	x 954	Indicated Value	=	71,369			
Adjusted Cost	= 102,603	Value Per SqFt		74.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,862		
Lot Value	36,507		
Indicated Value	71,369	74.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	71,369	74.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58871	6x5		30	20.46		614
PRCH	SLAB PORCH - COVERED	58872	20x6		120	20.21		2,425



Rogers

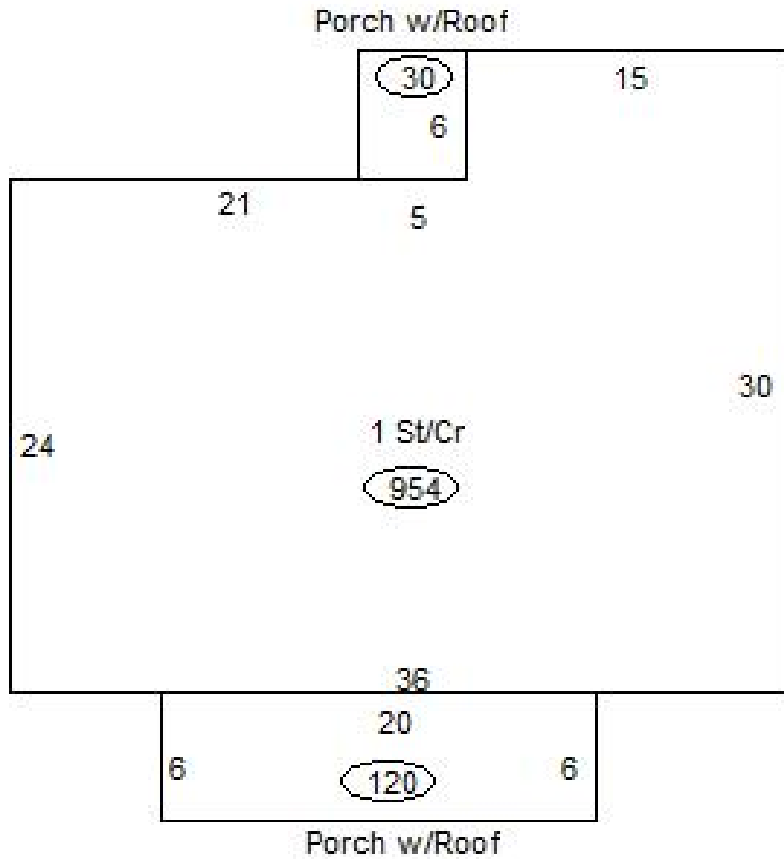
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Time 21:48:57
Page 3

Sketch Image

660023945



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	954	1.000	954
2	M	PRCH		13	SLBC	30	1.000	30
3	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						954		954



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Time 21:48:57
Page 4

660023945

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				