



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:49:06
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Assessment Data					Primary Image														
Account 660023967 Parcel ID 000000-00-0-40010-006-0005 Cadastral ID 28-23-15-03490 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 264486 WAYLAND, ROBERT C 226 W SEQUOYAH PL OOLOGAH OK 74053-0000 Parcel Location Situs 00226 W SEQUOYAH PL Subdivision OOLOGAH O T Lot/Block 0005 / 0006 Parcel Size .75 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-15\IMG_0155.JPG 6/15/2020</p>														
Legal Description Lat/Long: 36.44888466 -95.71023333																			
N 75' LOT 5 BLOCK 6 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					
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	1045/533	SHOUP, LAURA J	11/07/1996	28,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	23,313	9,068	11%	997	Assessed	3,410	368.90										
Year Frozen	0	Improvements	28,662	21,931		2,413	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	51,975	30,999		3,410	Total Taxable	2,410	275.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023967	WAYLAND, ROBERT C			31	52,468	1000	2,310	264.00										
2024	2024-660023967	WAYLAND, ROBERT C			31	39,602	1000	2,214	246.00										
2023	2023-660023967	WAYLAND, ROBERT C			31	32,785	1000	2,121	235.00										
2022	2022-660023967	WAYLAND, ROBERT C			31	33,539	1000	2,030	223.00										
2021	2021-660023967	WAYLAND, ROBERT C			31	26,742	1000	1,942	216.00										
2020	2020-660023967	WAYLAND, ROBERT C			31	27,630	1000	2,039	230.00										
2019	2019-660023967	WAYLAND, ROBERT C			31	27,239	1000	1,996	221.00										
2018	2018-660023967	WAYLAND, ROBERT C			31	29,564	1000	2,252	256.00										
2017	2017-660023967	WAYLAND, ROBERT C			31	29,350	1000	2,229	266.00										
2016	2016-660023967	WAYLAND, ROBERT C			31	28,761	1000	2,164	239.00										
2015	2015-660023967	WAYLAND, ROBERT C			31	28,193	1000	2,101	219.00										
2014	2014-660023967	WAYLAND, ROBERT C			31	29,874	1000	2,144	222.00										
2013	2013-660023967	WAYLAND, ROBERT C			31	29,245	1000	2,053	206.00										



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1784		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	7,771.00 x 3.00 = 23,313		
Factor Value			
Adjustments	1.0000		
Lot Value	23,313		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Metal
Base/Total Area	740 / 740
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	1960 / 66

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	46,660 63.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	30,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	27,770
Lot Value	23,313
Indicated Value	51,083 69.03 Per SqFt
Agland Value	
Site Improvements	892
Total Value	51,975 70.24 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	114.42	Total Misc Impr	+	246
Roofing Adj	+ 4.75	Garage Cost	+	
Subfloor Adj	+ 2.75	Total RCN	=	99,177
Heat/Cool Adj	+ 5.00	Depreciation (72%)	-	71,407
Plumbing Adj	+ 6.77	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	27,770
Adj Base Cost	= 133.69	Lot Value	+	23,313
Total Area	x 740	Indicated Value	=	51,083
Adjusted Cost	= 98,931	Value Per SqFt		69.03

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	58927	6x4		24	10.24		246



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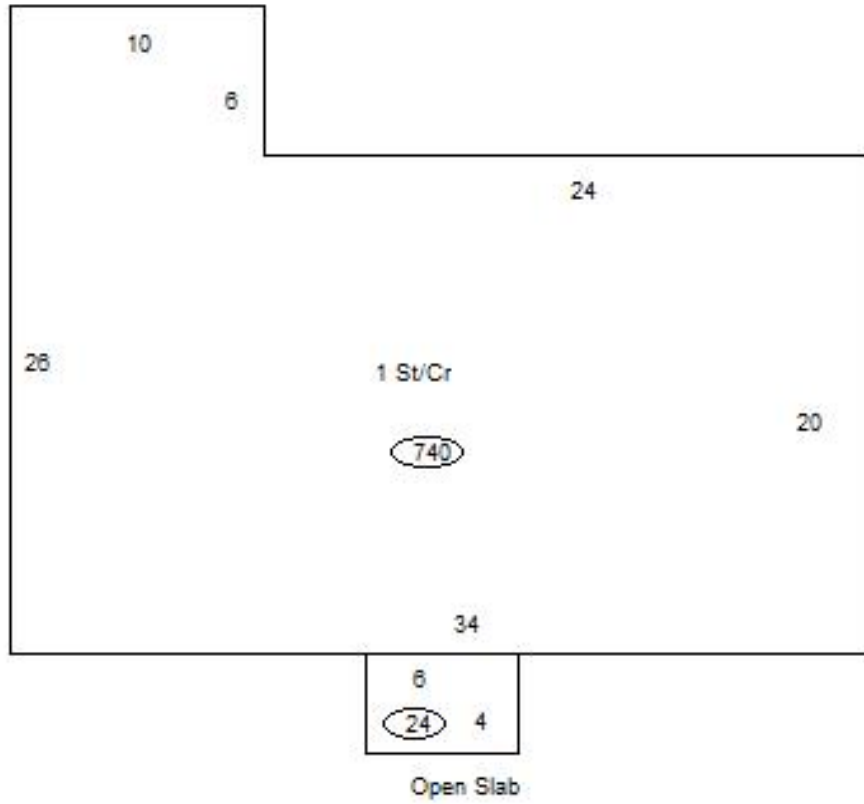
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	740	1.000	740
2	M	PATO		10	Open Slab	24	1.000	24
Total Building Area						740		740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x14x8	Plank	Formed Metal	168	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (20.09 x 168)	3,375		3,375	3,375	
	CPDT	Carport - Detached	22x24x8	Gravel	Formed Metal	528	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (5.45 x 528)	2,878		2,878	1,986	892