



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:49:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024071 Parcel ID 000000-00-0-40010-022-0010 Cadastral ID 28-23-15-04530 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 312671 SHERMAN, JANICE R 265 S WALNUT ST OOLOGAH OK 74053-0000 Parcel Location Situs 00265 S WALNUT ST Subdivision OOLOGAH O T Lot/Block 0010 / 0022 Parcel Size 5 - 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\2020-06-17\IMG_0018.JPG 6/17/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.44488296 -95.71441303																																																																																																																									
Legal Description LOTS 5 THRU 10 BLOCK 22 & VACATED ALLEY LYING BETWEEN LOTS 5-10 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2411/461</td> <td>CLINTON, JERRAD CODY &</td> <td>06/30/2014</td> <td>100,000</td> <td>YES</td> </tr> <tr> <td>2364/193</td> <td>CLINTON, BOBBY N &</td> <td>10/24/2013</td> <td>0</td> <td>4</td> </tr> <tr> <td>1480/327</td> <td>LOCKWOOD, DON JACK &</td> <td>05/20/2003</td> <td>88,500</td> <td>YES</td> </tr> <tr> <td>818/174</td> <td>SELLER</td> <td>10/17/1989</td> <td>56,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2411/461	CLINTON, JERRAD CODY &	06/30/2014	100,000	YES	2364/193	CLINTON, BOBBY N &	10/24/2013	0	4	1480/327	LOCKWOOD, DON JACK &	05/20/2003	88,500	YES	818/174	SELLER	10/17/1989	56,500	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2411/461	CLINTON, JERRAD CODY &	06/30/2014	100,000	YES																																																																																																																					
2364/193	CLINTON, BOBBY N &	10/24/2013	0	4																																																																																																																					
1480/327	LOCKWOOD, DON JACK &	05/20/2003	88,500	YES																																																																																																																					
818/174	SELLER	10/17/1989	56,500	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>2015</td> <td>Land Value 54,292</td> <td>43,407</td> <td>11%</td> <td>4,775</td> <td>Assessed</td> <td>12,278</td> <td>1,328.25</td> </tr> <tr> <td>Year Frozen</td> <td>2024</td> <td>Improvements 85,315</td> <td>68,209</td> <td> </td> <td>7,503</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>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 139,607</td> <td>111,616</td> <td> </td> <td>12,278</td> <td>Total Taxable</td> <td>11,278</td> <td>1,234.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2015	Land Value 54,292	43,407	11%	4,775	Assessed	12,278	1,328.25	Year Frozen	2024	Improvements 85,315	68,209		7,503	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 139,607	111,616		12,278	Total Taxable	11,278	1,234.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																																	
Remove Cap	2015	Land Value 54,292	43,407	11%	4,775	Assessed	12,278	1,328.25																																																																																																																	
Year Frozen	2024	Improvements 85,315	68,209		7,503	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00																																																																																																																	
TIF Project ID	0	Total Value 139,607	111,616		12,278	Total Taxable	11,278	1,234.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660024071</td><td>SHERMAN, JANICE R</td><td>31</td><td>137,147</td><td>1000</td><td>11,277</td><td>1,234.00</td></tr> <tr><td>2024</td><td>2024-660024071</td><td>SHERMAN, JANICE R</td><td>31</td><td>129,205</td><td>1000</td><td>11,277</td><td>1,195.00</td></tr> <tr><td>2023</td><td>2023-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>108,366</td><td>1000</td><td>10,920</td><td>1,150.00</td></tr> <tr><td>2022</td><td>2022-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>108,364</td><td>1000</td><td>10,920</td><td>1,144.00</td></tr> <tr><td>2021</td><td>2021-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>110,230</td><td>1000</td><td>11,125</td><td>1,173.00</td></tr> <tr><td>2020</td><td>2020-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>110,504</td><td>1000</td><td>11,085</td><td>1,187.00</td></tr> <tr><td>2019</td><td>2019-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>106,666</td><td>1000</td><td>10,733</td><td>1,128.00</td></tr> <tr><td>2018</td><td>2018-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>111,465</td><td>1000</td><td>11,261</td><td>1,223.00</td></tr> <tr><td>2017</td><td>2017-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>110,701</td><td>1000</td><td>11,177</td><td>1,284.00</td></tr> <tr><td>2016</td><td>2016-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>108,792</td><td>1000</td><td>10,967</td><td>1,150.00</td></tr> <tr><td>2015</td><td>2015-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>107,104</td><td>1000</td><td>10,781</td><td>1,069.00</td></tr> <tr><td>2014</td><td>2014-660024071</td><td>SHERMAN, JAMES E & JANICE R</td><td>31</td><td>109,639</td><td>0</td><td>12,060</td><td>1,180.00</td></tr> <tr><td>2013</td><td>2013-660024071</td><td>CLINTON, BOBBY N &</td><td>31</td><td>106,692</td><td>1000</td><td>10,595</td><td>1,014.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660024071	SHERMAN, JANICE R	31	137,147	1000	11,277	1,234.00	2024	2024-660024071	SHERMAN, JANICE R	31	129,205	1000	11,277	1,195.00	2023	2023-660024071	SHERMAN, JAMES E & JANICE R	31	108,366	1000	10,920	1,150.00	2022	2022-660024071	SHERMAN, JAMES E & JANICE R	31	108,364	1000	10,920	1,144.00	2021	2021-660024071	SHERMAN, JAMES E & JANICE R	31	110,230	1000	11,125	1,173.00	2020	2020-660024071	SHERMAN, JAMES E & JANICE R	31	110,504	1000	11,085	1,187.00	2019	2019-660024071	SHERMAN, JAMES E & JANICE R	31	106,666	1000	10,733	1,128.00	2018	2018-660024071	SHERMAN, JAMES E & JANICE R	31	111,465	1000	11,261	1,223.00	2017	2017-660024071	SHERMAN, JAMES E & JANICE R	31	110,701	1000	11,177	1,284.00	2016	2016-660024071	SHERMAN, JAMES E & JANICE R	31	108,792	1000	10,967	1,150.00	2015	2015-660024071	SHERMAN, JAMES E & JANICE R	31	107,104	1000	10,781	1,069.00	2014	2014-660024071	SHERMAN, JAMES E & JANICE R	31	109,639	0	12,060	1,180.00	2013	2013-660024071	CLINTON, BOBBY N &	31	106,692	1000	10,595	1,014.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660024071	SHERMAN, JANICE R	31	137,147	1000	11,277	1,234.00																																																																																																																		
2024	2024-660024071	SHERMAN, JANICE R	31	129,205	1000	11,277	1,195.00																																																																																																																		
2023	2023-660024071	SHERMAN, JAMES E & JANICE R	31	108,366	1000	10,920	1,150.00																																																																																																																		
2022	2022-660024071	SHERMAN, JAMES E & JANICE R	31	108,364	1000	10,920	1,144.00																																																																																																																		
2021	2021-660024071	SHERMAN, JAMES E & JANICE R	31	110,230	1000	11,125	1,173.00																																																																																																																		
2020	2020-660024071	SHERMAN, JAMES E & JANICE R	31	110,504	1000	11,085	1,187.00																																																																																																																		
2019	2019-660024071	SHERMAN, JAMES E & JANICE R	31	106,666	1000	10,733	1,128.00																																																																																																																		
2018	2018-660024071	SHERMAN, JAMES E & JANICE R	31	111,465	1000	11,261	1,223.00																																																																																																																		
2017	2017-660024071	SHERMAN, JAMES E & JANICE R	31	110,701	1000	11,177	1,284.00																																																																																																																		
2016	2016-660024071	SHERMAN, JAMES E & JANICE R	31	108,792	1000	10,967	1,150.00																																																																																																																		
2015	2015-660024071	SHERMAN, JAMES E & JANICE R	31	107,104	1000	10,781	1,069.00																																																																																																																		
2014	2014-660024071	SHERMAN, JAMES E & JANICE R	31	109,639	0	12,060	1,180.00																																																																																																																		
2013	2013-660024071	CLINTON, BOBBY N &	31	106,692	1000	10,595	1,014.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:49:32
 Page 2

Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1764	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL. 0	
	0	
Method	Square-Foot	
Base Lot Value	51,245.00 x 1.06 = 54,292	
Factor Value		
Adjustments	1.0000	
Lot Value	54,292	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,210 / 1,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	584 Attached Garage - Finished
Remodel	
Year/Eff Age	1962 / 48



\\tsclient\C\Users\CB\Pictures\2020-06-17\IMG_0018.JPG 6/17/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,924	116.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	178,880		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.67	Total Misc Impr	+	1,349	
Roofing Adj	+ 4.65	Garage Cost	+	19,395	
Subfloor Adj	+ 1.21	Total RCN	=	175,164	
Heat/Cool Adj	+ 11.47	Depreciation (55%)	-	96,340	
Plumbing Adj	+ 8.62	Lump Sums	+	3,035	
Basement Adj	+ 0.00	RCNLD	=	81,859	
Adj Base Cost	= 127.62	Lot Value	+	54,292	
Total Area	x 1,210	Indicated Value	=	136,151	
Adjusted Cost	= 154,420	Value Per SqFt		112.52	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,859		
Lot Value	54,292		
Indicated Value	136,151	112.52	Per SqFt
Agland Value			
Site Improvements	3,456		
Total Value	139,607	115.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59090	14x4		56	24.09		1,349
WODC	WOOD DECK - COVERED	147820	12x8		96	45.17	30%	3,035



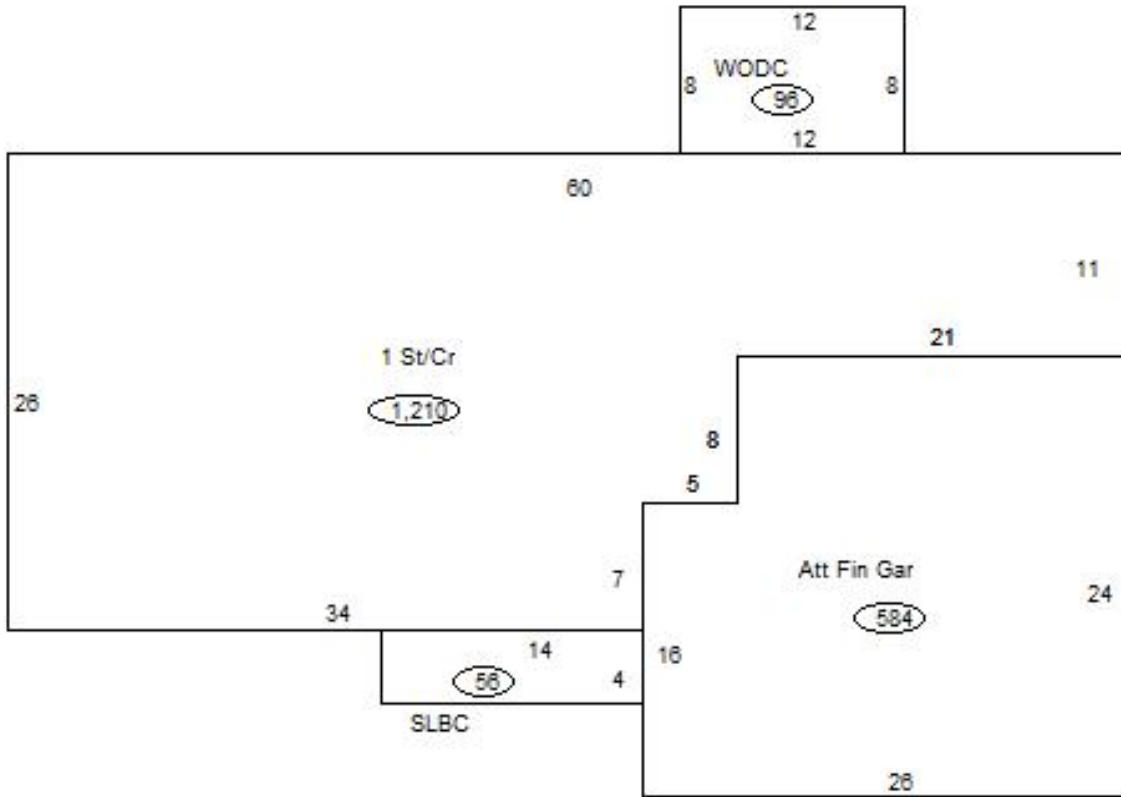
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:49:32
 Page 3

Sketch Image

660024071



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,210	1.000	1,210
2	G	5		13	Att Fin Gar	584	1.000	584
3	M	PRCH		13	SLBC	56	1.000	56
4	M	WODC		13	WODC	96	1.000	96
Total Building Area						1,210		1,210



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:49:32
Page 4

660024071

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (16.00 x 480)		7,680		7,680 4,224		3,456