



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660024181 Parcel ID 000000-00-0-40020-005-0005 Cadastral ID 28-23-15-05700 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 327334 WISE, WILLIAM L & TERESA A TRUSTEES WISE FAMILY TRUST 245 W PRICE AVE OOLOGAH OK 74053-0000																																																						
Parcel Location Situs 00245 PRICE Subdivision BRUNSON I Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																						
Legal Description Lot/Long: 36.44209659 -95.71120659					Building Permits																																																	
LOT 5 BLOCK 5 BRUNSON I					<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	No	1,000		/	MCKENZIE, CAROL A	04/12/2019	158,000	YES																																													
					839/828			0	No																																													
					847/361			31,600	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>2020</td> <td>Land Value 45,063</td> <td>16,259</td> <td>11%</td> <td>1,788</td> <td>Assessed</td> <td>18,766</td> <td>2,030.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 156,703</td> <td>154,345</td> <td></td> <td>16,978</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 201,766</td> <td>170,604</td> <td></td> <td>18,766</td> <td>Total Taxable</td> <td>18,766</td> <td>2,030.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2020	Land Value 45,063	16,259	11%	1,788	Assessed	18,766	2,030.13	Year Frozen	0	Improvements 156,703	154,345		16,978	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 201,766	170,604		18,766	Total Taxable	18,766	2,030.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024181	WISE, WILLIAM L & TERESA A	31	195,643	0	17,872	1,933.00																																															
2024	2024-660024181	WISE, WILLIAM L & TERESA A	31	174,732	0	17,021	1,782.00																																															
2023	2023-660024181	WISE, TERESA ANN &	31	147,375	0	16,211	1,686.00																																															
2022	2022-660024181	WISE, TERESA ANN &	31	149,752	0	16,473	1,705.00																																															
2021	2021-660024181	WISE, TERESA ANN &	31	159,745	0	17,572	1,832.00																																															
2020	2020-660024181	WISE, TERESA ANN &	31	160,845	0	17,693	1,872.00																																															
2019	2019-660024181	WISE, TERESA ANN &	31	142,538	1000	14,679	1,537.00																																															
2018	2018-660024181	MCKENZIE, CAROL A	31	152,401	1000	15,764	1,707.00																																															
2017	2017-660024181	MCKENZIE, CAROL A	31	151,110	1000	15,622	1,790.00																																															
2016	2016-660024181	MCKENZIE, CAROL A	31	147,285	1000	15,201	1,588.00																																															
2015	2015-660024181	MCKENZIE, CAROL A	31	144,265	1000	14,869	1,470.00																																															
2014	2014-660024181	MCKENZIE, CAROL A	31	150,295	1000	14,888	1,468.00																																															
2013	2013-660024181	MCKENZIE, CAROL A	31	141,717	1000	14,425	1,376.00																																															



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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3501 Topography Street Access Utilities Amenities LAND QUAL. 0 0 Method Square-Foot Base Lot Value 15,251.00 x 2.95 = 45,063 Factor Value Adjustments 1.0000 Lot Value 45,063		<p>\\tsclient\C\Users\CB\Pictures\2020-06-08\IMG_0089.JPG 6/8/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,230 / 2,230
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,230
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

Cost Approach				Manual : 01/2025			
Base Cost	103.16	Total Misc Impr	+ 10,855	Roofing Adj	+ 4.58	Garage Cost	+ 18,759
Subfloor Adj	+ -2.19	Total RCN	= 290,190	Heat/Cool Adj	+ 6.14	Depreciation (46%)	- 133,487
Plumbing Adj	+ 5.16	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 156,703
Adj Base Cost	= 116.85	Lot Value	+ 45,063	Total Area	x 2,230	Indicated Value	= 201,766
		Value Per SqFt	90.48	Adjusted Cost	= 260,576		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,480	101.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	6,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,703		
Lot Value	45,063		
Indicated Value	201,766	90.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,766	90.48	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1	2001	1	0.00
PRCH	SLAB PORCH - COVERED	59331		205		205	26.29 5,389
PRCH	SLAB PORCH - COVERED	59332	16x13			208	26.28 5,466



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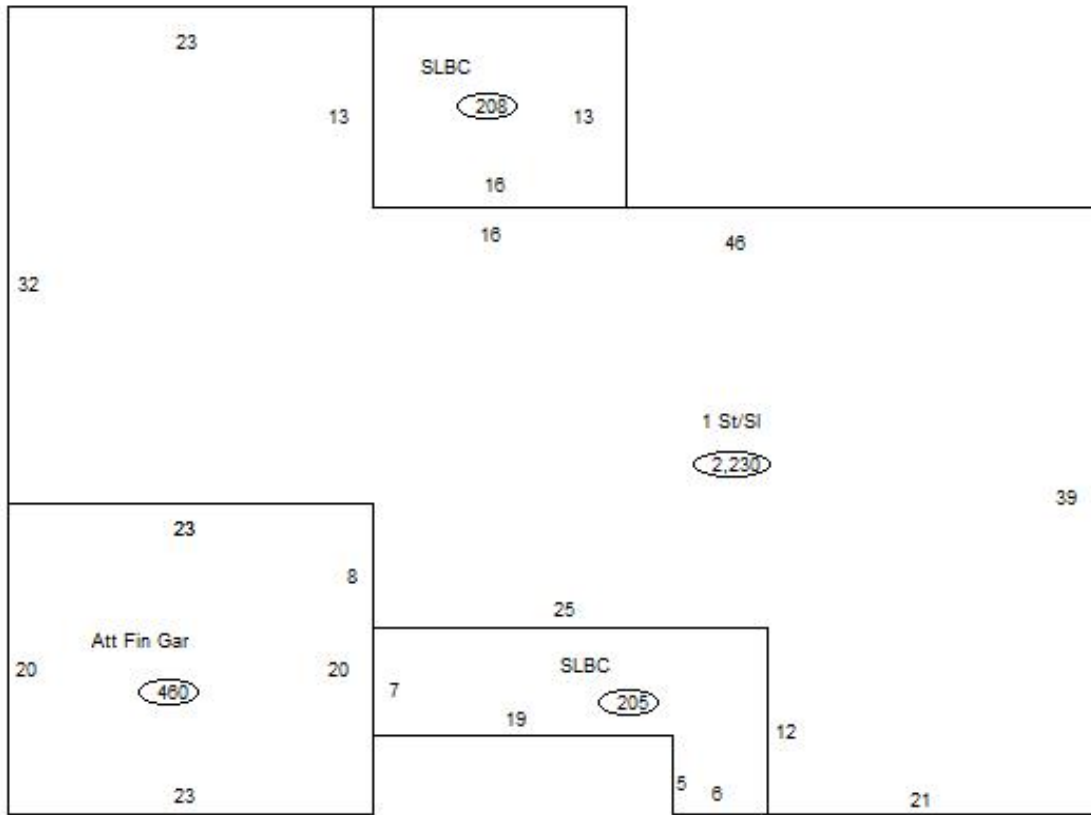
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,230	1.000	2,230
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	205	1.000	205
4	M	PRCH		13	SLBC	208	1.000	208
Total Building Area						2,230		2,230



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x8	Plank	Composition Shingle	60
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (27.41 x 60)		1,645		1,645	1,645	