



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:50:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024202 Parcel ID 000000-00-0-40030-002-0004 Cadastral ID 28-23-15-05910 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 347937 BERTSCH, VALORIE 635 S PECAN ST OOLOGAH OK 74053-0000 Parcel Location Situs 00635 S PECAN ST Subdivision BRUNSON II Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">06/08/2020 12:43</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-08\IMG_0134.JPG 6/8/2020</p>																																																																																																																				
Legal Description Lot/Long: 36.44038339 -95.71195632 LOT 4 BLOCK 2 BRUNSON II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1200 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.357	
Topography		
Street Access		
Utilities		
Amenities	LAND QUAL.	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,552.00 x 2.90 = 45,138	
Factor Value		
Adjustments	1.8970	
Lot Value	85,629	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,595 / 1,595
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,595
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1973 / 21

Cost Approach		Manual : 01/2025	
Base Cost	105.56	Total Misc Impr	+ 12,280
Roofing Adj	+ 4.46	Garage Cost	+ 17,361
Subfloor Adj	+ -1.15	Total RCN	= 232,015
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 62,644
Plumbing Adj	+ 6.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,371
Adj Base Cost	= 126.88	Lot Value	+ 85,629
Total Area	x 1,595	Indicated Value	= 255,000
Adjusted Cost	= 202,374	Value Per SqFt	159.87



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,387	102.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	135,840 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,371		
Lot Value	85,629		
Indicated Value	255,000	159.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,000	159.87	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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2025	0.00		
PRCH	SLAB PORCH - COVERED	59386	16x5		80	24.02		1,922
PRCH	Porch	59387	16x14		224	23.49		5,262



Rogers

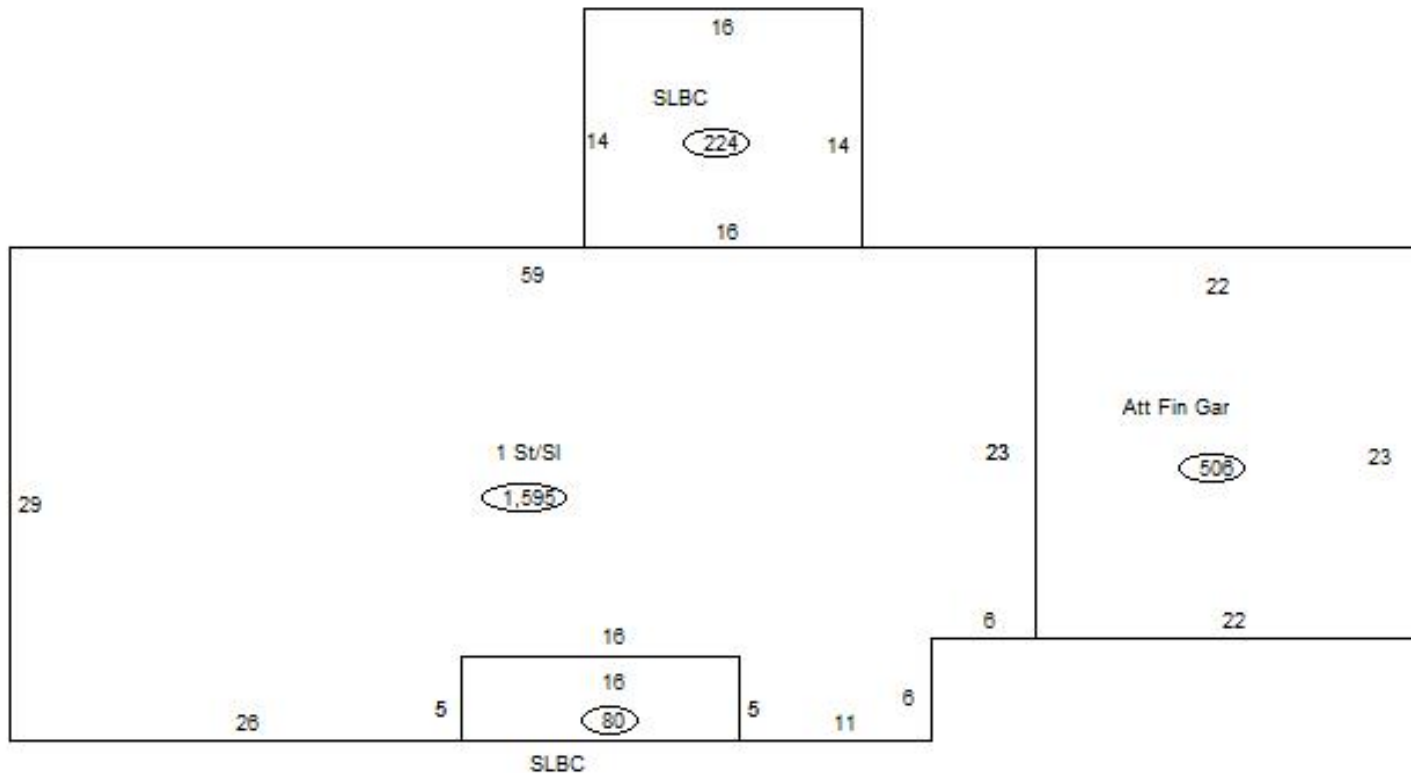
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Sketch Image

660024202



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,595	1.000	1,595
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	224	1.000	224
Total Building Area						1,595		1,595



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	3	Cond 3	Year 2016	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.15 x 140)		3,521		3,521	3,521	