




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:40:35
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Assessment Data					Primary Image																																																																																																																				
Account 660028527 Parcel ID 23N15E-33-2-00000-000-0000 Cadastral ID 33-23-15-03700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 339649 HASSLER, CHERYL A 12091 S 4095 RD OOLOGAH OK 74053-0000 Parcel Location Situs 12091 S 4095 RD Subdivision Lot/Block / Parcel Size 3.66 - Acres Sec/Twn/Rng 33 / 23 / 15 / 2 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2016-12-29 12-29-16\12-29-16 070.J 12/30/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.43736468 -95.71450752 TR DESC 2022-015579 AS N2 NE NE NW LESS W 30' RD DESC 469-362 & LESS S 26.50' N 43' THEREOF DESC 187-217 & LESS TR DESC AS COMM NE/C NW; S01.1800E 43' TO POB; S01.1800E 22.02'; S80.1909W 1.5.93'; S88.4612W 200'; S85.5859W 295.20'; N01.1700W 15'; N88.4612E 628.41' TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 4020 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	3.8283							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	166,761.00 x .52 = 87,402							
Factor Value								
Adjustments	1.5773							
Lot Value	137,862							
Residential Data				\\tsclient\C\Users\CB\Pictures\2020-06-29\IMG_0014.JPG 6/29/2020				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	137,862			
Cost Approach				Indicated Value	137,862			
Manual : 01/2025				Agland Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements	1,596			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	139,458			
Subfloor Adj	+ 0.00	Total RCN	= 0		0.00 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 137,862					
Total Area	x	Indicated Value	= 137,862					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	0x0x0	Base	Formed Metal	360	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 360)	2,455		2,455	859	1,596



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 27
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,620 / 1,620
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 13

LF	6/29/2020
----	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,127		
Lot Value			
Indicated Value	75,127	46.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	75,127	46.37	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	47.86	Total Misc Impr	+	0			
Roofing Adj	+ 4.47	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	126,457			
Heat/Cool Adj	+ 4.60	Depreciation (43%)	-	54,377			
Plumbing Adj	+ 21.13	Lump Sums	+	3,047			
Basement Adj	+ 0.00	RCNLD	=	75,127			
Adj Base Cost	= 78.06	Lot Value	+				
Total Area	x 1,620	Indicated Value	=	75,127			
Adjusted Cost	= 126,457	Value Per SqFt		46.37			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	132139	12x6		72	42.32		3,047



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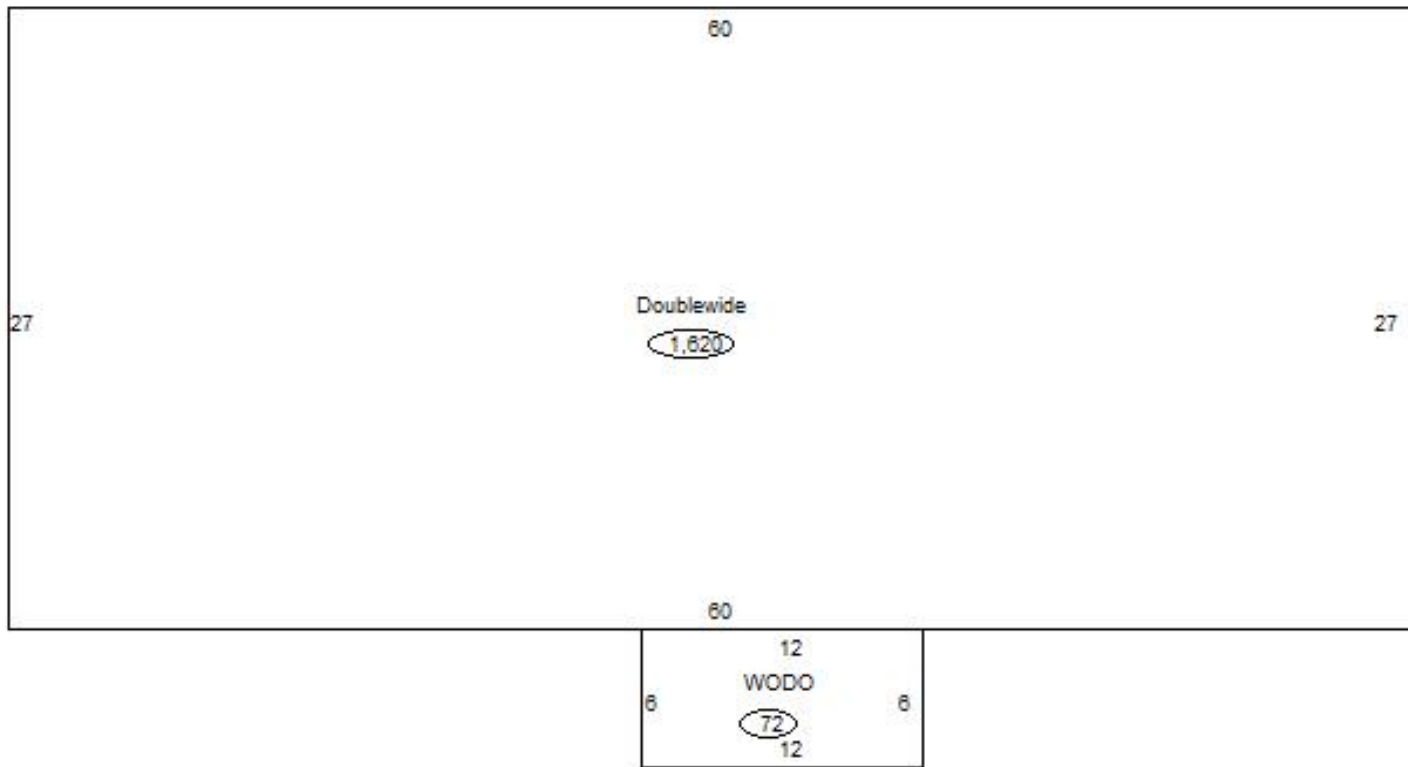
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,620	1.000	1,620
2	M	WODO		10	WODO	72	1.000	72
Total Building Area						1,620		1,620