



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:00:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074231 Parcel ID 000000-00-0-00152-001-0008 Cadastral ID 25-23-14-02570 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 280444 PILCHER, ANGEL R & ELTON D 11955 S BRIDLE LN OOLOGAH OK 74053-0000 Parcel Location Situs 11955 BRIDLE LN Subdivision CHEYENNE ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.43978973 -95.76574959																																																																																																																									
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Lot Data	Square-Foot - NBHD 1021 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.8479	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	80,496.00 x 1.18 = 94,603	
Factor Value		
Adjustments	1.0000	
Lot Value	94,603	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,790 / 1,790
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,790
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	202,083	112.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	22,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.66	Total Misc Impr	+	13,515			
Roofing Adj	+ 4.07	Garage Cost	+	12,931			
Subfloor Adj	+ -1.09	Total RCN	=	226,890			
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	49,916			
Plumbing Adj	+ 7.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	176,974			
Adj Base Cost	= 111.98	Lot Value	+	94,603			
Total Area	x 1,790	Indicated Value	=	271,577			
Adjusted Cost	= 200,444	Value Per SqFt		151.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,974		
Lot Value	94,603		
Indicated Value	271,577	151.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	271,577	151.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87673	16x8		128	23.84		3,052
EPSW	ENCLOSED PORCH - SOLID WALL	129024	14x12		168	62.28		10,463



Rogers

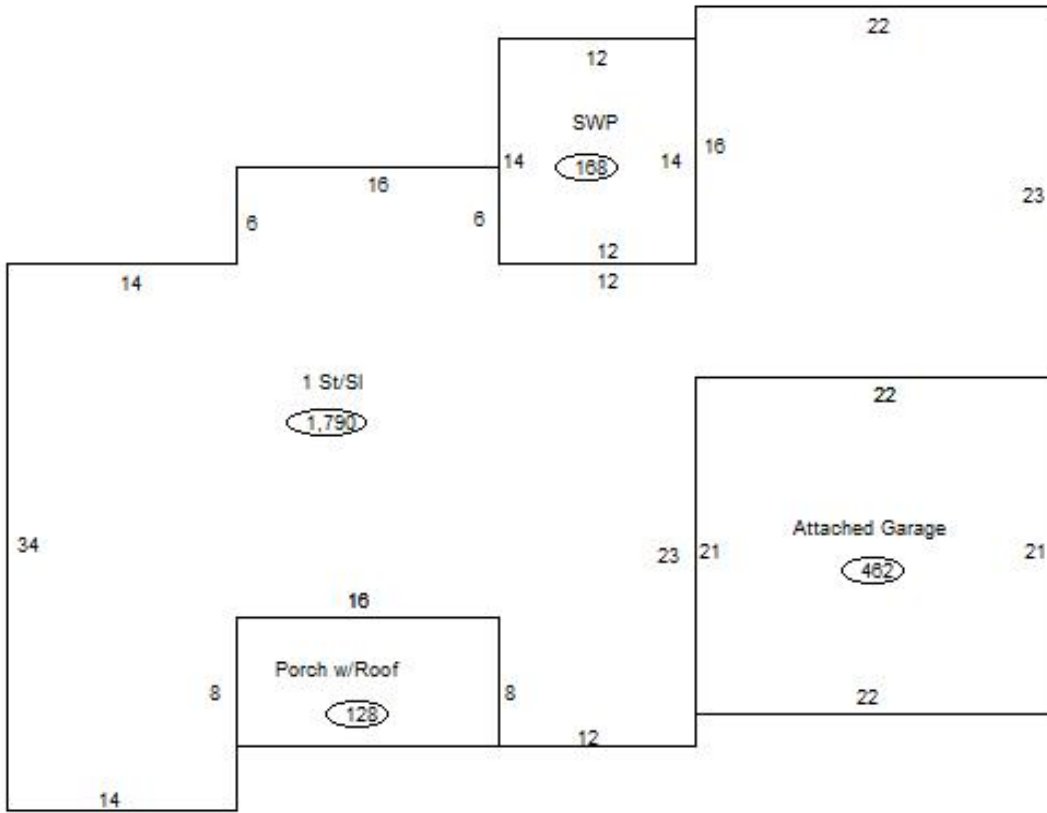
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Sketch Image

660074231



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,790	1.000	1,790
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	128	1.000	128
4	M	EPSW		13	EPSW	168	1.000	168
Total Building Area						1,790		1,790



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				