



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660080842 Parcel ID 23N15E-19-2-00000-000-0000 Cadastral ID 19-23-15-02309 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334263 HYSKELL, MARK & GRETCHEN OATH FAMILY TRUST 10423 S 4072 RD TALALA OK 74080-0000 Parcel Location Situs 10423 S 4072 RD Subdivision Lot/Block / Parcel Size 1.21 - Acres Sec/Twn/Rng 19 / 23 / 15 / 2 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">06/01/2020 12:02</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-01\IMG_0143.JPG 6/1/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.46000099 -95.75497665 TR IN GOV LOT 2 BEG 25' N AND 825' E OF SW/C OF GOV LOT 2; TH E 377.5'; TH N 140'; TH W 377.5'; TH S 140' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 4020 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.25		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,449.00 x .70 = 38,332		
Factor Value			
Adjustments	1.0000		
Lot Value	38,332		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,594 / 1,594
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,594
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	205,876 129.16 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,261
Lot Value	38,332
Indicated Value	211,593 132.74 Per SqFt
Agland Value	
Site Improvements	24,932
Total Value	236,525 148.38 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.07	Total Misc Impr	+	8,559
Roofing Adj	+ 4.46	Garage Cost	+	13,540
Subfloor Adj	+ -1.15	Total RCN	=	222,130
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	48,869
Plumbing Adj	+ 12.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	173,261
Adj Base Cost	= 125.49	Lot Value	+	38,332
Total Area	x 1,594	Indicated Value	=	211,593
Adjusted Cost	= 200,031	Value Per SqFt		132.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	97490	13x8		104	26.47		2,753
PRCH	SLAB PORCH - COVERED	97491	31x8		248	23.41		5,806



Rogers

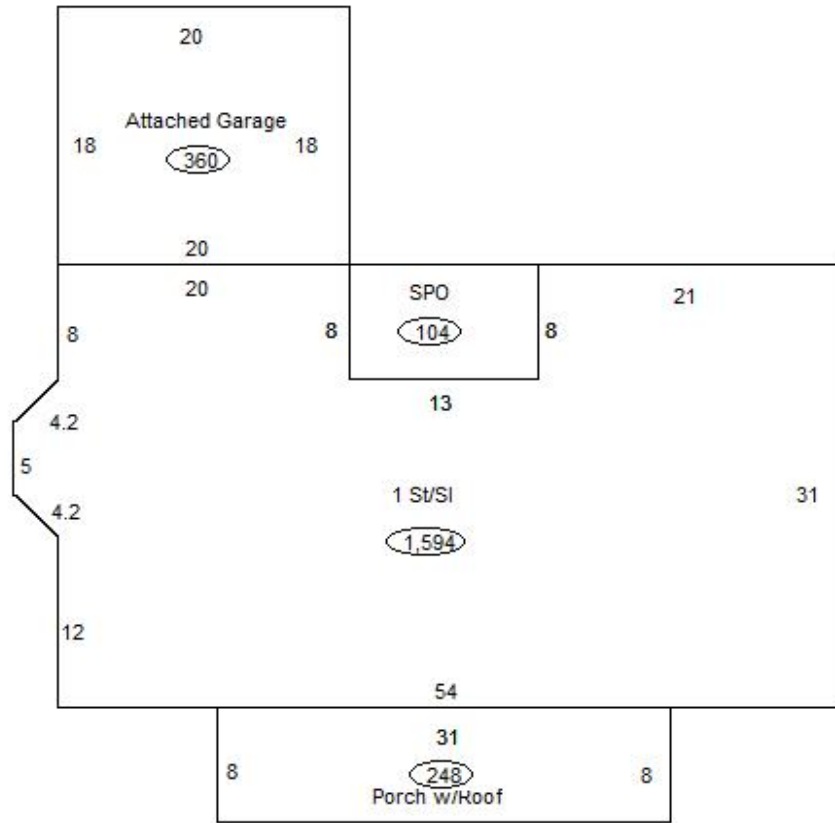
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Sketch Image

660080842



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,594	1.000	1,594
2	G	1		13	Attached Garage	360	1.000	360
3	M	EPKS		13	Screen Porch	104	1.000	104
4	M	PRCH		13	SLBC	248	1.000	248
Total Building Area						1,594		1,594



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	22x20x8	Gravel	Formed Metal	440
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ 100% Func)	RCNLD
	Base Cost (4.61 x 440)		2,028		2,028	2,028
	UTIL	Shop Building	30x30x10	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 900)		28,674		28,674	22,366
	SHDS	Shed - Small	12x18x8	Concrete	Formed Metal	216
	Qual 4	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (24.75 x 216)		5,346		5,346	2,566
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					