



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:42:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660081424 Parcel ID 000000-00-0-00647-002-0008 Cadastral ID 02-22-14-01830 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 294536 RYAN, KELLY K 13025 S CHEROKEE ST OOLOGAH OK 74053-0000 Parcel Location Situs 13025 S CHEROKEE ST Subdivision RANCH ACRES ESTATES III Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 22 / 14 / 5 Neighborhood 1094 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1094 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.059		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,132.00 x .78 = 35,877		
Factor Value			
Adjustments	1.0000		
Lot Value	35,877		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,575 / 1,575
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,575
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,656	133.75	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	239,140 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.84	Total Misc Impr	+ 6,794
Roofing Adj	+ 4.47	Garage Cost	+ 16,789
Subfloor Adj	+ -1.15	Total RCN	= 227,656
Heat/Cool Adj	+ 11.47	Depreciation (18%)	- 40,978
Plumbing Adj	+ 8.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,678
Adj Base Cost	= 129.57	Lot Value	+ 35,877
Total Area	x 1,575	Indicated Value	= 222,555
Adjusted Cost	= 204,073	Value Per SqFt	141.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,678		
Lot Value	35,877		
Indicated Value	222,555	141.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,555	141.30	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	2013	0.00		
PRCH	SLAB PORCH - COVERED	98386	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	98387	123		123	10.65		1,310



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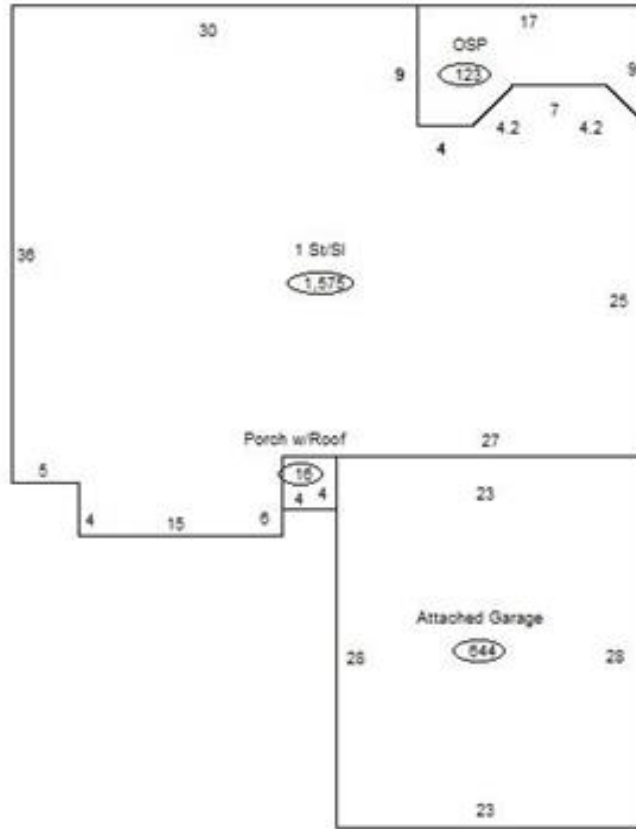
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Sketch Image

660081424



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,575	1.000	1,575
2	G	1		13	Attached Garage	644	1.000	644
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	123	1.000	123
Total Building Area						1,575		1,575