



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:26:04
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Assessment Data					Primary Image				
Account 660082395 Parcel ID 000000-00-0-40010-010-0001 Cadastral ID 28-23-15-03681 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 288600 SANDERS, WANDA L 14451 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 00135 N LOCUST ST Subdivision OOLOGAH O T Lot/Block 0001 / 0010 Parcel Size .5 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-6-28\IMG_0020.JF 6/28/2022</p>				
Legal Description Lat/Long: 36.44819237 -95.71104746									
NLY 73' LOT 1 BLOCK 10 OOLOGAH O T.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R21 02 21	R23- NEW 1200 SQ FT SFR SPLIT	04/2021 05/2003	06/2022 02/2004	125,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	NIDEY, KELLI &	11/17/2022	0	4
					/	NIDEY, KELLI	02/13/2022	0	4
					2601/62	JJJJ REVOCABLE TRUST	12/20/2016	0	9
					2452/152	TEAMTEK INC	01/30/2015	85,000	WG
					2439/323	TEAMTEK INC	11/05/2014	0	5
					2235/737	HOMESALES INC	03/28/2012	56,500	3
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2016	Land Value	16,425	16,425	11%	1,807	Assessed	20,556	2,223.78
Year Frozen	0	Improvements	171,214	170,441		18,749	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	187,639	186,866		20,556	Total Taxable	20,556	2,224.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660082395	SANDERS, WANDA L			31	178,729	0	19,576	2,117.00
2024	2024-660082395	SANDERS, WANDA L			31	193,237	0	18,645	1,952.00
2023	2023-660082395	SANDERS, WANDA L			31	175,123	0	17,756	1,847.00
2022	2022-660082395	NIDEY, KELLI &			31	6,000	0	660	68.00
2021	2021-660082395	NIDEY, KELLI			31	6,000	0	660	69.00
2020	2020-660082395	NIDEY, KELLI			31	6,000	0	660	70.00
2019	2019-660082395	NIDEY, KELLI			31	6,000	0	660	68.00
2018	2018-660082395	NIDEY, KELLI			31	6,000	0	660	71.00
2017	2017-660082395	NIDEY, KELLI			31	6,000	0	660	75.00
2016	2016-660082395	JJJJ REVOCABLE TRUST			31	6,000	0	660	68.00
2015	2015-660082395	JJJJ REVOCABLE TRUST			31	6,000	0	660	65.00
2014	2014-660082395	TEAMTEK INC			31	71,494	0	7,864	770.00
2013	2013-660082395	TEAMTEK INC			31	68,572	0	7,543	714.00



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Lot Data		Square-Foot - NBHD 1200 #1		Primary Image	
Lot Size	75 x 73				
Lot Count	0				
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUAL.	0			
		0			
Method	Square-Foot				
Base Lot Value	5,475.00 x 3.00 = 16,425				
Factor Value					
Adjustments	1.0000				
Lot Value	16,425				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,186 / 1,186
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,186
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,698	181.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	119,940		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.44	Total Misc Impr	+ 5,649
Roofing Adj	+ 5.38	Garage Cost	+ 19,794
Subfloor Adj	+ -1.16	Total RCN	= 171,214
Heat/Cool Adj	+ 11.47	Depreciation (0%)	- 0
Plumbing Adj	+ 7.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,214
Adj Base Cost	= 122.91	Lot Value	+ 16,425
Total Area	x 1,186	Indicated Value	= 187,639
Adjusted Cost	= 145,771	Value Per SqFt	158.21

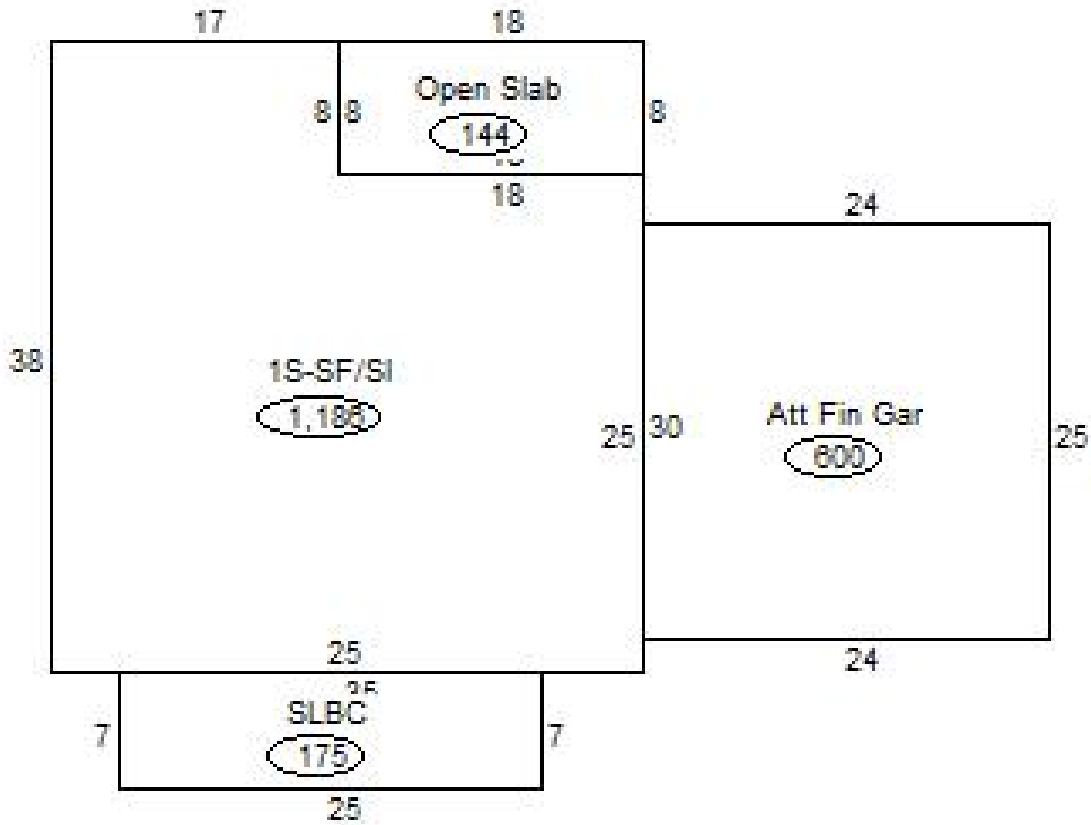
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,214		
Lot Value	16,425		
Indicated Value	187,639	158.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,639	158.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154167	25x7		175	23.66		4,141
PATO	Slab Porch - Open	154168	18x8		144	10.47		1,508



Sketch Image

660082395



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,186	1.000	1,186
2	G	5		20	Att Fin Gar	600	1.000	600
3	M	PRCH		20	SLBC	175	1.000	175
4	M	PATO		20	Open Slab	144	1.000	144
Total Building Area						1,186		1,186