



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image					
Account	660091719								
Parcel ID	000000-00-0-00718-001-0002								
Cadastral ID	02-22-14-02210								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	320916								
CAVES, BRANDON W									
13965 SADDLEBROOK DR OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13965 S SADDLE BROOK DR								
Subdivision	SADDLE BROOK								
Lot/Block	0002 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 22 / 14 / 5								
Neighborhood	1094 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.40990429 -95.78602290				Building Permits					
LOT 2 BLOCK 1 SADDLE BROOK				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2619/630	YOUNG, KEENA K &	03/20/2017	135,000	YES
					2131/100	TULSA NATIONAL BANK	09/20/2010	118,500	YES
					2095/78	HOME ADDRESS BUILDERS INC	03/30/2010	0	9
					1962/753	CHERUB INVESTMENTS INC	06/18/2008	32,000	5
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2018	Land Value	33,336	32,773	11%	3,605	Assessed	20,588	2,227.24
Year Frozen	0	Improvements	163,237	154,392		16,983	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	196,573	187,165		20,588	Total Taxable	20,588	2,227.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660091719	CAVES, BRANDON W			10	193,812	0	19,608	2,121.00
2024	2024-660091719	CAVES, BRANDON W			10	205,612	0	18,674	1,956.00
2023	2023-660091719	CAVES, BRANDON W			10	172,468	0	17,785	1,849.00
2022	2022-660091719	CAVES, BRANDON W			10	172,461	0	16,938	1,754.00
2021	2021-660091719	CAVES, BRANDON W			10	150,918	0	16,132	1,681.00
2020	2020-660091719	CAVES, BRANDON W			10	143,620	0	15,363	1,625.00
2019	2019-660091719	CAVES, BRANDON W			10	133,017	0	14,632	1,518.00
2018	2018-660091719	CAVES, BRANDON W			10	136,465	0	15,011	1,612.00
2017	2017-660091719	CAVES, BRANDON W			10	135,345	0	14,888	1,693.00
2016	2016-660091719	YOUNG, KEENA K &			10	131,911	0	14,510	1,502.00
2015	2015-660091719	YOUNG, KEENA K &			10	138,377	0	15,221	1,491.00
2014	2014-660091719	YOUNG, KEENA K &			10	139,436	0	15,215	1,489.00
2013	2013-660091719	YOUNG, KEENA K &			10	131,730	0	14,490	1,371.00



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Lot Data		Square-Foot - NBHD 1094 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9566		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	41,670.00 x .80 = 33,336		
Factor Value			
Adjustments	1.0000		
Lot Value	33,336		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/12/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,355 / 1,355
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,355
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,424	135.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	232,190		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.81	Total Misc Impr	+ 1,929
Roofing Adj	+ 4.63	Garage Cost	+ 12,487
Subfloor Adj	+ -1.21	Total RCN	= 192,043
Heat/Cool Adj	+ 11.47	Depreciation (15%)	- 28,806
Plumbing Adj	+ 10.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,237
Adj Base Cost	= 131.09	Lot Value	+ 33,336
Total Area	x 1,355	Indicated Value	= 196,573
Adjusted Cost	= 177,627	Value Per SqFt	145.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,237		
Lot Value	33,336		
Indicated Value	196,573	145.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,573	145.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111722	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	111724	5x4		20	24.21		484



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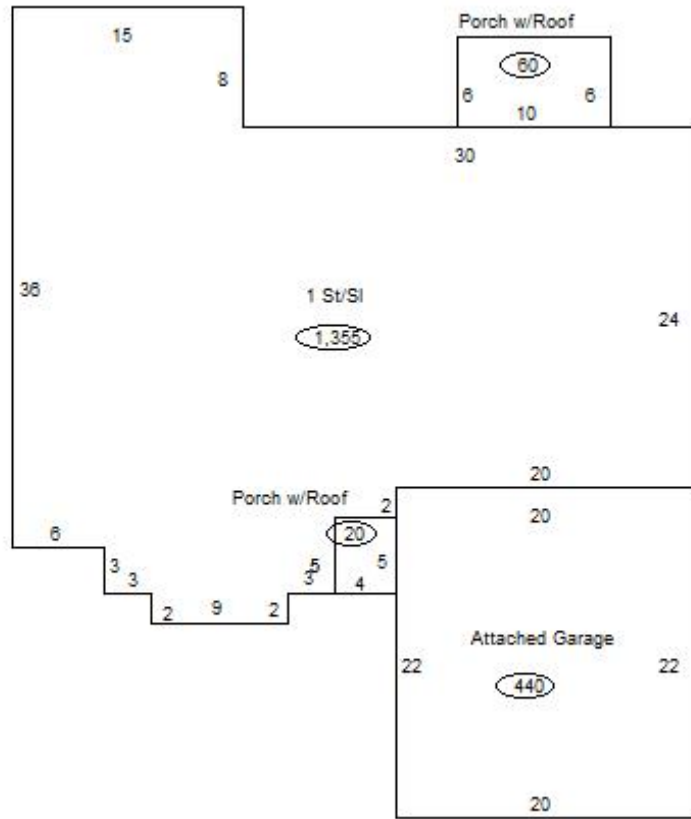
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,355	1.000	1,355
2	M	PRCH		13	SLBC	60	1.000	60
3	G	1		13	Attached Garage	440	1.000	440
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,355		1,355



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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)						