



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 660091729 Parcel ID 000000-00-0-00718-001-0012 Cadastral ID 02-22-14-02310 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 328874 THOENEN FAMILY TRUST 13645 SADDLEBROOK DR OOLOGAH OK 74053-0000 Parcel Location Situs 13645 S SADDLE BROOK DR Subdivision SADDLE BROOK Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 22 / 14 / 5 Neighborhood 1094 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/12/2020</p>																																																	
Legal Description Lat/Long: 36.41418124 -95.78592082																																																						
LOT 12 BLOCK 1 SADDLE BROOK					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	THOENEN, LARRY W &	08/14/2019	0	4																																													
					2177/22	ADVANCED HOMES INC	06/13/2011	136,000	YES																																													
					2113/434	CHERUB INVESTMENTS INC	06/29/2010	29,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 34,099</td> <td>28,068</td> <td>11%</td> <td>3,087</td> <td>Assessed</td> <td>19,345</td> <td>2,092.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 179,338</td> <td>147,799</td> <td> </td> <td>16,258</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 213,437</td> <td>175,867</td> <td> </td> <td>19,345</td> <td>Total Taxable</td> <td>18,345</td> <td>1,999.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 34,099	28,068	11%	3,087	Assessed	19,345	2,092.77	Year Frozen	0	Improvements 179,338	147,799		16,258	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 213,437	175,867		19,345	Total Taxable	18,345	1,999.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660091729	THOENEN FAMILY TRUST	10	208,454	1000	17,782	1,938.00																																															
2024	2024-660091729	THOENEN FAMILY TRUST	10	220,214	1000	17,235	1,820.00																																															
2023	2023-660091729	THOENEN FAMILY TRUST	10	186,663	1000	16,704	1,751.00																																															
2022	2022-660091729	THOENEN FAMILY TRUST	10	186,655	1000	16,188	1,689.00																																															
2021	2021-660091729	THOENEN FAMILY TRUST	10	161,653	1000	15,688	1,649.00																																															
2020	2020-660091729	THOENEN FAMILY TRUST	10	155,527	1000	15,201	1,622.00																																															
2019	2019-660091729	THOENEN FAMILY TRUST	10	142,999	1000	14,730	1,543.00																																															
2018	2018-660091729	THOENEN, LARRY W &	10	146,711	1000	15,138	1,639.00																																															
2017	2017-660091729	THOENEN, LARRY W &	10	145,478	1000	15,003	1,719.00																																															
2016	2016-660091729	THOENEN, LARRY W &	10	141,764	1000	14,594	1,526.00																																															
2015	2015-660091729	THOENEN, LARRY W &	10	147,340	1000	15,207	1,503.00																																															
2014	2014-660091729	THOENEN, LARRY W &	10	149,688	1000	15,002	1,479.00																																															
2013	2013-660091729	THOENEN, LARRY W &	10	141,238	1000	14,536	1,387.00																																															



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Lot Data	Square-Foot - NBHD 1094 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9785	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,624.00 x .80 = 34,099	
Factor Value		
Adjustments	1.0000	
Lot Value	34,099	

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	1,397 / 1,397
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,397
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	430 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	186,692	133.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	233,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,338		
Lot Value	34,099		
Indicated Value	213,437	152.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,437	152.78	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.87	Total Misc Impr	+	9,302			
Roofing Adj	+ 4.61	Garage Cost	+	12,298			
Subfloor Adj	+ -1.21	Total RCN	=	208,533			
Heat/Cool Adj	+ 11.47	Depreciation (14%)	-	29,195			
Plumbing Adj	+ 10.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	179,338			
Adj Base Cost	= 133.81	Lot Value	+	34,099			
Total Area	x 1,397	Indicated Value	=	213,437			
Adjusted Cost	= 186,933	Value Per SqFt		152.78			

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
PRCH	SLAB PORCH - COVERED	111727		134	134	23.82		3,192
PRCH	SLAB PORCH - COVERED	111728		7x6	42	24.14		1,014



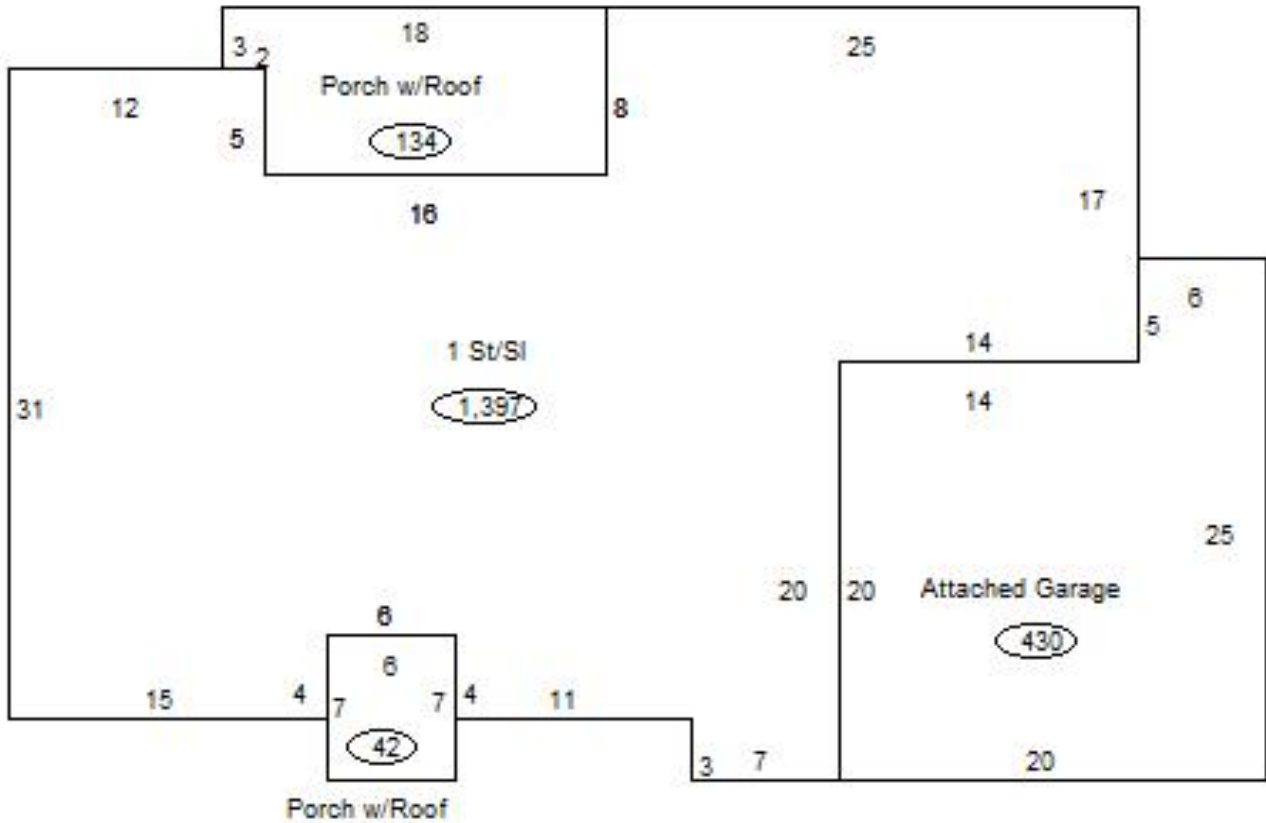
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Sketch Image

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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	1,397	1.000	1,397
2	G	1		13	Attached Garage	430	1.000	430
3	M	PRCH		13	SLBC	134	1.000	134
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,397		1,397



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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)						