



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:31:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660095575 Parcel ID 22N14E-02-2-00000-000-0001 Cadastral ID 02-22-14-00220 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 292297 ABERLE, ALAN M & CARI D 13501 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13501 S 4050 RD Subdivision Lot/Block / Parcel Size 3.64 - Acres Sec/Twn/Rng 2 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
LT 7X17 NO NEW GROWTH 8/17/2020																																																																																																																									
Legal Description Lat/Long: 36.41741826 -95.78939742 NW SW SE NW & NLY 120'SW SW SE NW & 30' ALG SIDE OF SE SE SW NW.					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>R2017 07 19</td> <td>R20-NEW 4400 SQ FT SFR</td> <td>07/2017</td> <td>04/2019</td> <td>485,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 07 19	R20-NEW 4400 SQ FT SFR	07/2017	04/2019	485,000																																																																																																						
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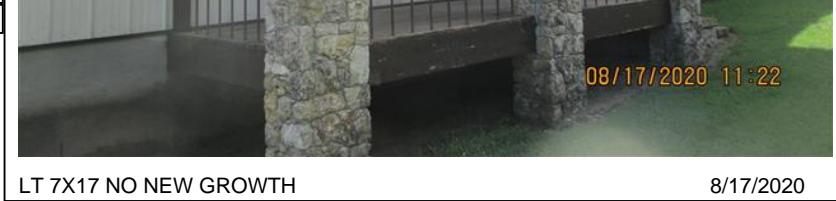
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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,800
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1992 / 26



LT 7X17 NO NEW GROWTH 8/17/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,844	110.47	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	87.29	Total Misc Impr	+	8,527			
Roofing Adj	+ 4.07	Garage Cost	+				
Subfloor Adj	+ -1.09	Total RCN	=	205,717			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	72,001			
Plumbing Adj	+ 7.81	Lump Sums	+	5,012			
Basement Adj	+ 0.00	RCNLD	=	138,728			
Adj Base Cost	= 109.55	Lot Value	+				
Total Area	x 1,800	Indicated Value	=	138,728			
Adjusted Cost	= 197,190	Value Per SqFt		77.07			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,728		
Lot Value			
Indicated Value	138,728	77.07	Per SqFt
Agland Value	536		
Site Improvements	49,438		
Total Value	188,702	104.83	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
PATO	SLAB PORCH - OPEN	4386	8x5		40	10.86		434
WODC	WOOD DECK - COVERED	4387	23x5		115	43.58		5,012
PATO	SLAB PORCH - OPEN	4388	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	147112	20x13		260	9.02		2,345



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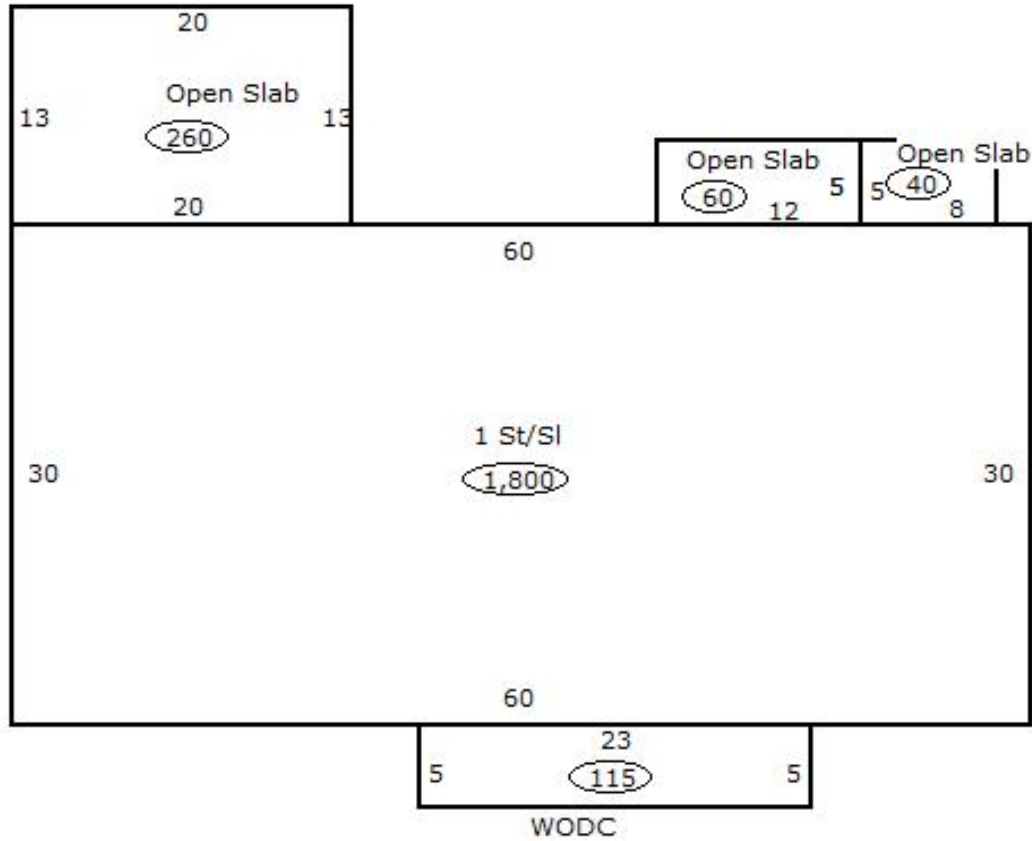
Date 04/18/2026

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Sketch Image

660095575



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,800	1.000	1,800
2	M	PATO		13	Open Slab	40	1.000	40
3	M	WODC		13	WODC	115	1.000	115
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	260	1.000	260
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.48 x)					
	LT	LEAN-TO	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,200)	3,504		3,504	1,051	2,453
	UTIL	SHOP BUILDING	0x0x0			2,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (26.70 x 2,500)	66,750		66,750	20,025	46,725
	LT	LEAN-TO	7x17x0			119
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 119)	347		347	87	260



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	<p>660095575 01/13/25</p> <p>660095575_001.JPG 1/28/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,503 / 5,074
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,503
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	689 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	111.40	Total Misc Impr	+ 65,280	Roofing Adj	+ 4.72	Garage Cost	+ 45,288
Subfloor Adj	+ -4.45	Total RCN	= 827,271	Heat/Cool Adj	+ 20.10	Depreciation (4%)	- 33,091
Plumbing Adj	+ 9.48	Lump Sums	+ 4,875	Basement Adj	+ 0.00	RCNLD	= 799,055
Adj Base Cost	= 141.25	Lot Value	+ 799,055	Total Area	x 5,074	Indicated Value	= 799,055
		Value Per SqFt	157.48	Adjusted Cost	= 716,703		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	799,055		
Lot Value			
Indicated Value	799,055	157.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	799,055	157.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
BALW	BALCONY - WOOD	142284	13x9		117	41.67		4,875
PRCH	SLAB PORCH - COVERED	142285	28x6		168	44.97		7,555
PRCH	SLAB PORCH - COVERED	142286	940		940	41.63		39,132
PRCH	SLAB PORCH - COVERED	142287	4x4		16	45.97		736



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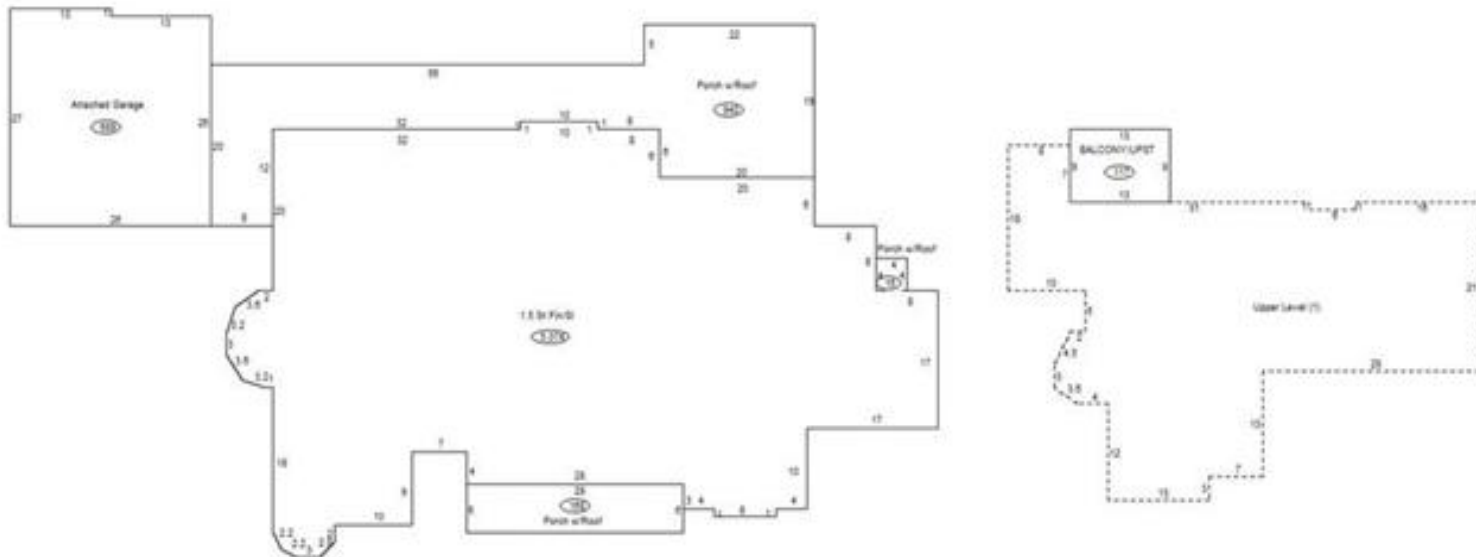
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Sketch Image

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1	R	5	Slab	13	1.5 St Fin/SI	3,503	1.448	5,074
2	U	^UL		13	Upper Level (1)	1,571	1.000	1,571
3	M	BALW		13	Balcony	117	1.000	117
4	M	PRCH		13	SLBC	168	1.000	168
5	M	PRCH		13	SLBC	940	1.000	940
6	M	PRCH		13	SLBC	16	1.000	16
7	G	1		13	Attached Garage	689	1.000	689
Total Building Area						3,503		5,074



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.834	85	85	71	71
TMBR Totals						0.834			71	71
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			2.806	166	166	465	465
NTV PST Totals						2.806			465	465
Total Agland						3.640			536	536