



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 660096938 Parcel ID 22N14E-01-4-00000-000-0001 Cadastral ID 01-22-14-00110 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323304 HIPP, HEATH A 13870 S 4070 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13870 S 4070 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 1 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/11/2020</p>																																																	
Legal Description Lat/Long: 36.41103616 -95.75903227																																																						
S2 SE NE SE SE (CHEROKEE TITLE)					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2678/594	HIPP, BETTY JO	12/01/2017		4																																													
					2402/51	HIPP, BETTY JO	05/27/2014	0	4																																													
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 62,121</td> <td>50,887</td> <td>11%</td> <td>5,598</td> <td>Assessed</td> <td>13,128</td> <td>1,420.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 4,736</td> <td>4,736</td> <td> </td> <td>521</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 63,716</td> <td>63,716</td> <td> </td> <td>7,009</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 130,573</td> <td>119,339</td> <td> </td> <td>13,128</td> <td>Total Taxable</td> <td>13,128</td> <td>1,420.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 62,121	50,887	11%	5,598	Assessed	13,128	1,420.21	Year Frozen	0	Improvements 4,736	4,736		521	Penalty	0		Uncapped Value	0	Mobile Home 63,716	63,716		7,009	Exemption	0	0.00	TIF Project ID	0	Total Value 130,573	119,339		13,128	Total Taxable	13,128	1,420.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660096938	HIPP, HEATH A	10	136,002	0	12,502	1,352.00																																															
2024	2024-660096938	HIPP, HEATH A	10	128,599	0	11,906	1,247.00																																															
2023	2023-660096938	HIPP, HEATH A	10	105,669	0	11,340	1,179.00																																															
2022	2022-660096938	HIPP, HEATH A	10	103,675	0	10,800	1,118.00																																															
2021	2021-660096938	HIPP, HEATH A	10	105,348	0	10,285	1,072.00																																															
2020	2020-660096938	HIPP, HEATH A	10	104,097	0	9,797	1,037.00																																															
2019	2019-660096938	HIPP, HEATH A	10	93,793	0	9,330	969.00																																															
2018	2018-660096938	HIPP, HEATH A	10	93,411	0	8,885	954.00																																															
2017	2017-660096938	HIPP, BETTY JO	10	86,251	1000	7,463	862.00																																															
2016	2016-660096938	HIPP, BETTY JO	10	74,688	1000	7,216	762.00																																															
2015	2015-660096938	HIPP, BETTY JO	10	93,545	1000	8,144	811.00																																															
2014	2014-660096938	HIPP, BETTY JO	10	10,519	0	1,157	114.00																																															



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Lot Data		Square-Foot - NBHD 4010 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.2709							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	55,361.00 x 1.12 = 62,121							
Factor Value								
Adjustments	1.0000							
Lot Value	62,121							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	62,121			
Cost Approach Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	62,121				
Total Area	x	Indicated Value	=	62,121				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 7

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/11/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	40.38	Total Misc Impr	+	0			
Roofing Adj	+ 3.65	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	95,099			
Heat/Cool Adj	+ 3.86	Depreciation (33%)	-	31,383			
Plumbing Adj	+ 12.76	Lump Sums	+	4,736			
Basement Adj	+ 0.00	RCNLD	=	68,452			
Adj Base Cost	= 60.65	Lot Value	+				
Total Area	x 1,568	Indicated Value	=	68,452			
Adjusted Cost	= 95,099	Value Per SqFt		43.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,452		
Lot Value			
Indicated Value	68,452	43.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	68,452	43.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED		10x20	2016	200	48.33	51%	4,736



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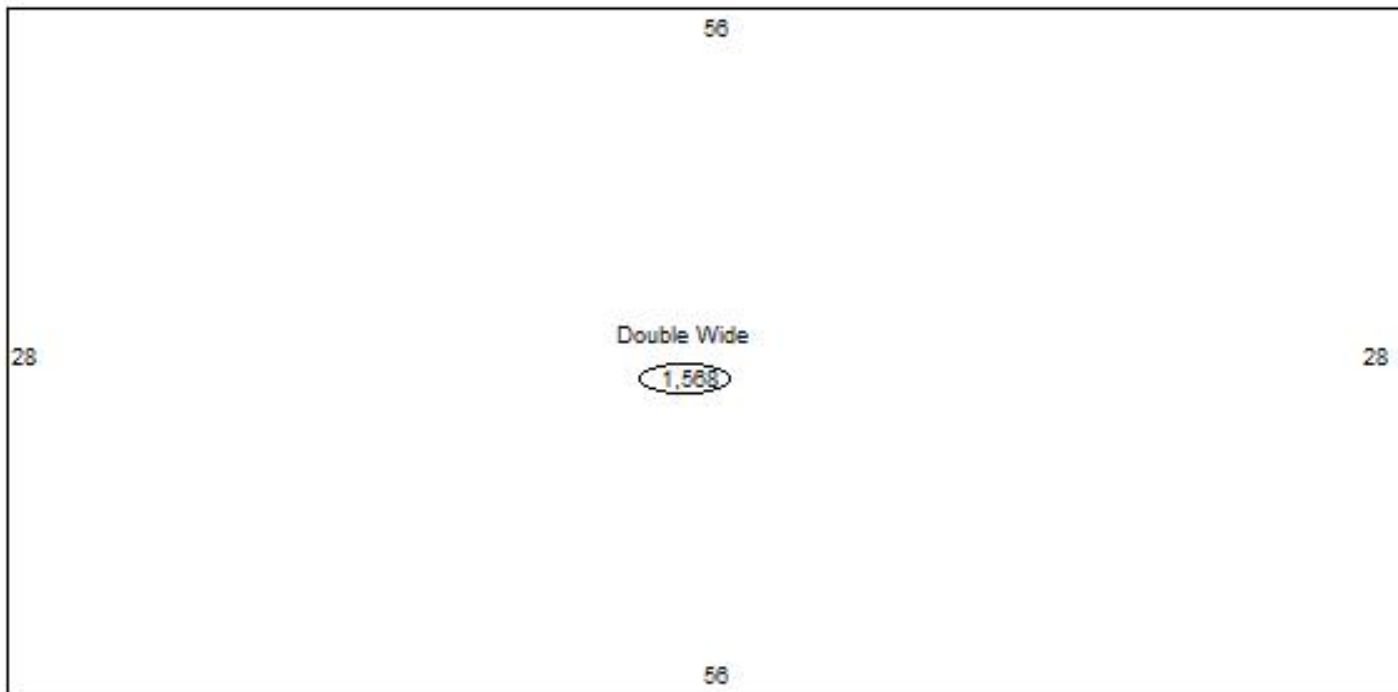
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Sketch Image

660096938



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,568	1.000	1,568
Total Building Area						1,568		1,568