



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660103398								
Parcel ID	22N15E-06-1-00000-001-0000								
Cadastral ID	06-22-15-00161								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	330670								
SIMPSON, CURT & CHELSEA									
13250 S 4078 RD OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13250 S 4078 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	6 / 22 / 15 / 1								
Neighborhood	6010 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.42107799 -95.74434774									
TR IN W2 W2 GOVT LOT 1 DESC AS COMM NE/C SEC; S88.5516W 989 98'; S01.1158E 700.69' TO POB; S01.1158E 330.12'; S88.5516W 329.95'; N01.1024W 330.12'; N88.5516E 329.80' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- SPLIT	12/2019	10/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MARTIN, BOBBY M	04/30/2020	48,500	YES					
/	MARTIN, BOBBY M	10/10/2019	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2021	Land Value	43,670	43,670	11%	4,804	Assessed	50,171 5,427.58	
Year Frozen		Improvements	432,740	412,427		45,367	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -95.00	
TIF Project ID	0	Total Value	476,410	456,097		50,171	Total Taxable	49,171 5,333.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103398	SIMPSON, CURT & CHELSEA	10	454,994	1000	47,710	5,176.00		
2024	2024-660103398	SIMPSON, CURT & CHELSEA	10	480,747	1000	46,291	4,863.00		
2023	2023-660103398	SIMPSON, CURT & CHELSEA	10	417,395	0	45,914	4,774.00		
2022	2022-660103398	SIMPSON, CURT & CHELSEA	10	52,125	0	5,734	593.00		
2021	2021-660103398	SIMPSON, CURT & CHELSEA	10	52,125	0	5,734	598.00		
2020	2020-660103398	SIMPSON, CURT & CHELSEA	10	34,750	0	1,992	211.00		



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Lot Data		Square-Foot - NBHD 6010 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.5126		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	109,449.00 x .40 = 43,670		
Factor Value			
Adjustments	1.0000		
Lot Value	43,670		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,761 / 2,761
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,761
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	808 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	432,375 156.60 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	431,898
Lot Value	43,670
Indicated Value	475,568 172.24 Per SqFt
Agland Value	
Site Improvements	842
Total Value	476,410 172.55 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.32	Total Misc Impr	+ 20,420
Roofing Adj	+ 5.73	Garage Cost	+ 45,983
Subfloor Adj	+ -4.41	Total RCN	= 440,712
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,814
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 431,898
Adj Base Cost	= 135.57	Lot Value	+ 43,670
Total Area	x 2,761	Indicated Value	= 475,568
Adjusted Cost	= 374,309	Value Per SqFt	172.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155717	6x6		36	33.08		1,191
PRCH	Slab Porch - Covered	155718	396		396	31.64		12,529
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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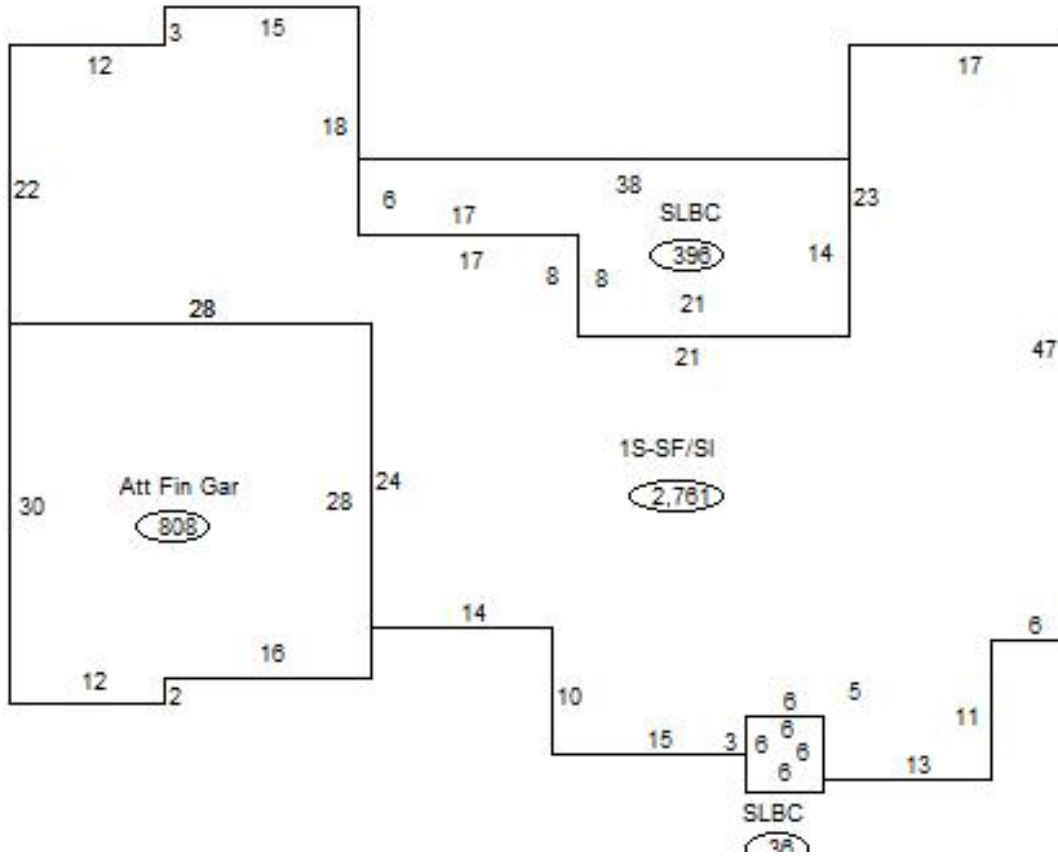
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,761	1.000	2,761
2	G	5		20	Att Fin Gar	808	1.000	808
3	M	PRCH		20	SLBC	36	1.000	36
4	M	PRCH		20	SLBC	396	1.000	396
Total Building Area						2,761		2,761



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	10x12x0			120
	Qual	3	Cond 3	Year 2022	Eff Age	
				0		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (7.02 x 120)		842			842	842