



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:20:54
Page 1

Assessment Data					Primary Image																																																											
Account 660104898 Parcel ID 22N14E-01-2-00000-001-0000 Cadastral ID 01-22-14-00810 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333060 HILLIS FAMILY TRUST PO BOX 2091 OWASSO OK 74055-0000 Parcel Location Situs 13045 S 4060 RD Subdivision Lot/Block / Parcel Size 50.15 - Acres Sec/Twn/Rng 1 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																																
Legal Description Lat/Long: 36.42232269 -95.76749241 N2 LOT 2 & N2 SW LOT 2 & N2 LOT 3 & N2 S2 LOT 3 & N2 LOT 4 & N2 SE LOT 4. LESS TR DESC 2022-01018576 AS COMM NW/C LOT 4; N88 4118E 1094.26'; S01.1842E 65.75' TO POB; N85.2151E 76.40'; S66 0127E 252.88'; N85.5039E 219.93'; S00.3014W 840.53'; S88.3733W 495 30'; N01.2829W 933.33' TO POB. LESS TR DESC																																																																
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Date 04/18/2026
Time 10:20:54
Page 2

Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	3,294 / 3,729
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,294
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	972 Attached Garage - Finished
Remodel	
Year/Eff Age	/

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	95.46	Total Misc Impr	+ 41,499
Roofing Adj	+ 4.93	Garage Cost	+ 55,317
Subfloor Adj	+ -3.79	Total RCN	= 541,276
Heat/Cool Adj	+ 16.31	Depreciation (0%)	- 0
Plumbing Adj	+ 6.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 541,276
Adj Base Cost	= 119.19	Lot Value	+ 541,276
Total Area	x 3,729	Indicated Value	= 541,276
Adjusted Cost	= 444,460	Value Per SqFt	145.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	541,276		
Lot Value			
Indicated Value	541,276	145.15	Per SqFt
Agland Value	8,420		
Site Improvements	154,866		
Total Value	1,245,838	334.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	Enclosed Porch - Kneewall Screen	154182	15x14		210	35.63		7,482
PRCH	Slab Porch - Covered	154183	15x8		120	32.75		3,930
PRCH	Slab Porch - Covered	154184	25x9		225	32.17		7,238
PRCH	Slab Porch - Covered	154185	10x5		50	33.03		1,652
PRCH	Slab Porch - Covered	154186	690		690	30.72		21,197



Rogers

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Date 04/18/2026
 Time 10:20:54
 Page 4

660104898

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year 2023	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500
	UTIL	Shop Building	50x60x0		Formed Metal	3,000
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (34.21 x 3,000)	102,630	102,630	3,079	99,551
	LT	LEAN-TO	0x27x50			1,350
	Qual		Cond	Year 2022	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 1,350)	3,942	3,942		3,942
	PRCH	Slab Porch - Covered	11x60x0			660
	Qual		Cond	Year 2022	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25.11 x 660)	16,573	16,573		16,573
	CP	Carport Dirt	36x50x0			1,800
	Qual		Cond	Year 2022	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 1,800)	6,300	6,300		6,300



Rogers

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Time 10:20:54
Page 5

Agland Inventory

660104898

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.115	122	122	14	14
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			50.035	168	168	8,406	8,406
IMP PST Totals						50.150			8,420	8,420
Total Agland						50.150			8,420	8,420