



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:22:01
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Assessment Data					Primary Image																																											
Account 660104972 Parcel ID 22N14E-02-4-00000-004-0000 Cadastral ID 02-22-14-00452 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336247 RAE, ALTON WAYNE & CHARLA YVONNE 13790 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13790 S 4060 RD Subdivision Lot/Block / Parcel Size 2.22 - Acres Sec/Twn/Rng 2 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS																																																
Legal Description Lat/Long: 36.41201815 -95.77773305																																																
TR DESC 2020-016248 AS COMM SE/C SEC; N01.2906W 934.10' TO POB; S88.5303W 400'; W 128.53'; N 325.05'; N88.5303E 271.74'; S 297 55'; N88.5303E 256.23'; S01.2906E 30' TO POB.					Building Permits																																											
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Lot Data		Square-Foot - NBHD 4010 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.1918	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	95,473.00 x .89 = 85,270	
Factor Value		
Adjustments	1.3518	
Lot Value	115,268	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-27\IMG_001; 9/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,371 / 2,371
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,371
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	828 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	437,524	184.53	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	119.13	Total Misc Impr	+	35,932	
Roofing Adj	+ 6.24	Garage Cost	+	50,235	
Subfloor Adj	+ -4.62	Total RCN	=	433,163	
Heat/Cool Adj	+ 17.38	Depreciation (3%)	-	12,995	
Plumbing Adj	+ 8.22	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	420,168	
Adj Base Cost	= 146.35	Lot Value	+	115,268	
Total Area	x 2,371	Indicated Value	=	535,436	
Adjusted Cost	= 346,996	Value Per SqFt		225.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	420,168		
Lot Value	115,268		
Indicated Value	535,436	225.83	Per SqFt
Agland Value			
Site Improvements	13,393		
Total Value	548,829	231.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155326	326		326	35.11		11,446
PRCH	Slab Porch - Covered	155327	502		502	34.55		17,344
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



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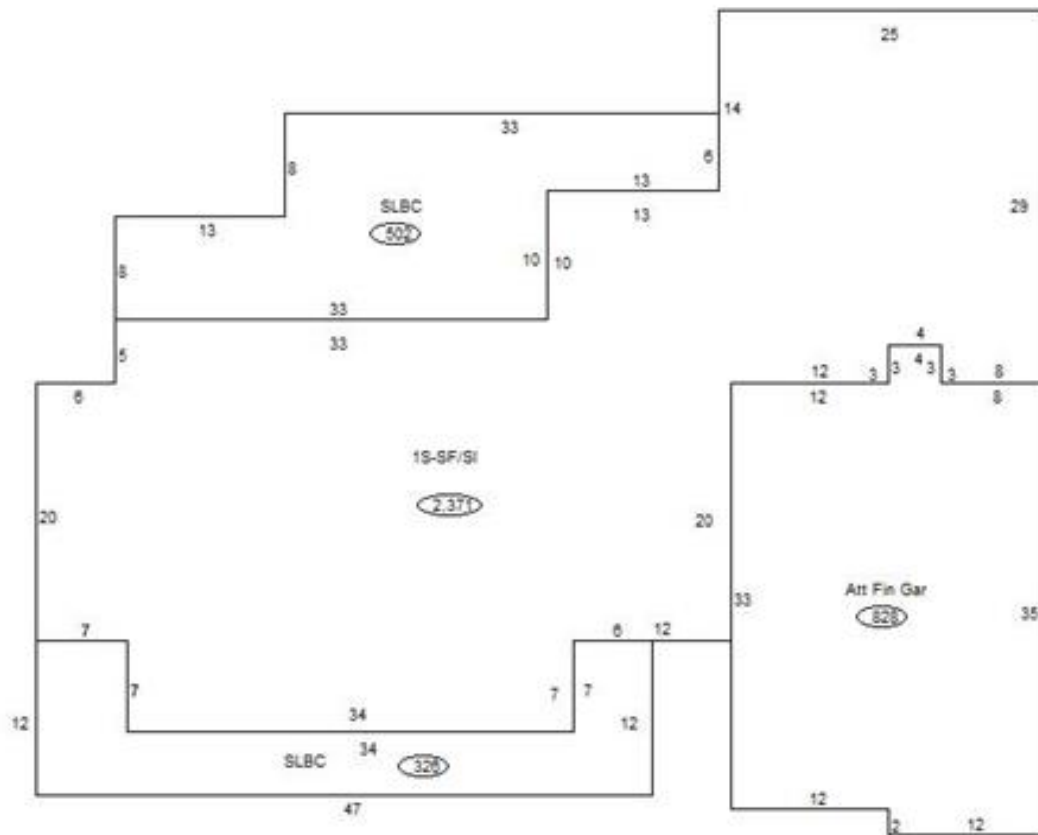
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,371	1.000	2,371
2	G	5		13	Att Fin Gar	828	1.000	828
3	M	PRCH		13	SLBC	326	1.000	326
4	M	PRCH		13	SLBC	502	1.000	502
Total Building Area						2,371		2,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	12x24x0			288		
	Qual	4	Cond	4	Year	2022	Eff Age	2
						0		
						0		
		Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (47.94 x 288)	13,807		13,807	414	13,393	
	STF	STG FAIR	0x0x0					
	Qual		Cond		Year		Eff Age	
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)						