



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 660105131 Parcel ID 22N14E-02-2-00000-001-0002 Cadastral ID 02-22-14-00231 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 309782 SUMMERS, JAMES T & LYDIA R 13325 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13325 S 4050 RD Subdivision Lot/Block / Parcel Size 11.1 - Acres Sec/Twn/Rng 2 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-5-11\IMG_0001.JF 5/11/2022</p>																																																				
Legal Description Lat/Long: 36.41856275 -95.79227624																																																									
TR DESC 2021-002980 AS COMM SW/C S2 NW; N88.5332E 50'; N01 2906W 312.74' TO POB; S58.0015E 77.18'; N84.4030E 62.08'; N58 1912E 82.85'; N32.4503E 260.51'; N13.4812W 173.76'; N16.3638E 214 28'; N45.1245E 266.88'; S35.3713E 72.20'; S09.4951W 177.52'; S46 0059E 16.19'; S86.3456E 155.14'; N77.3843E 120.82';					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>R21 000176</td> <td>R23- NEW 2600 SQ FT SFR</td> <td>05/2021</td> <td>05/2022</td> <td>235,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000176	R23- NEW 2600 SQ FT SFR	05/2021	05/2022	235,000																																						
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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		 <p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-5-11\IMG_0001.JF 5/11/2022</p>
Lot Count		
Units Buildable		
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	0
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Masonry, Brick/Stc
Base/Total Area	1,670 / 2,734
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,670
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach		Manual : 01/2025	
Base Cost	99.88	Total Misc Impr	+ 22,143
Roofing Adj	+ 3.84	Garage Cost	+ 33,967
Subfloor Adj	+ -2.97	Total RCN	= 399,610
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,992
Plumbing Adj	+ 8.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,618
Adj Base Cost	= 125.64	Lot Value	+ 391,618
Total Area	x 2,734	Indicated Value	= 391,618
Adjusted Cost	= 343,500	Value Per SqFt	143.24

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	

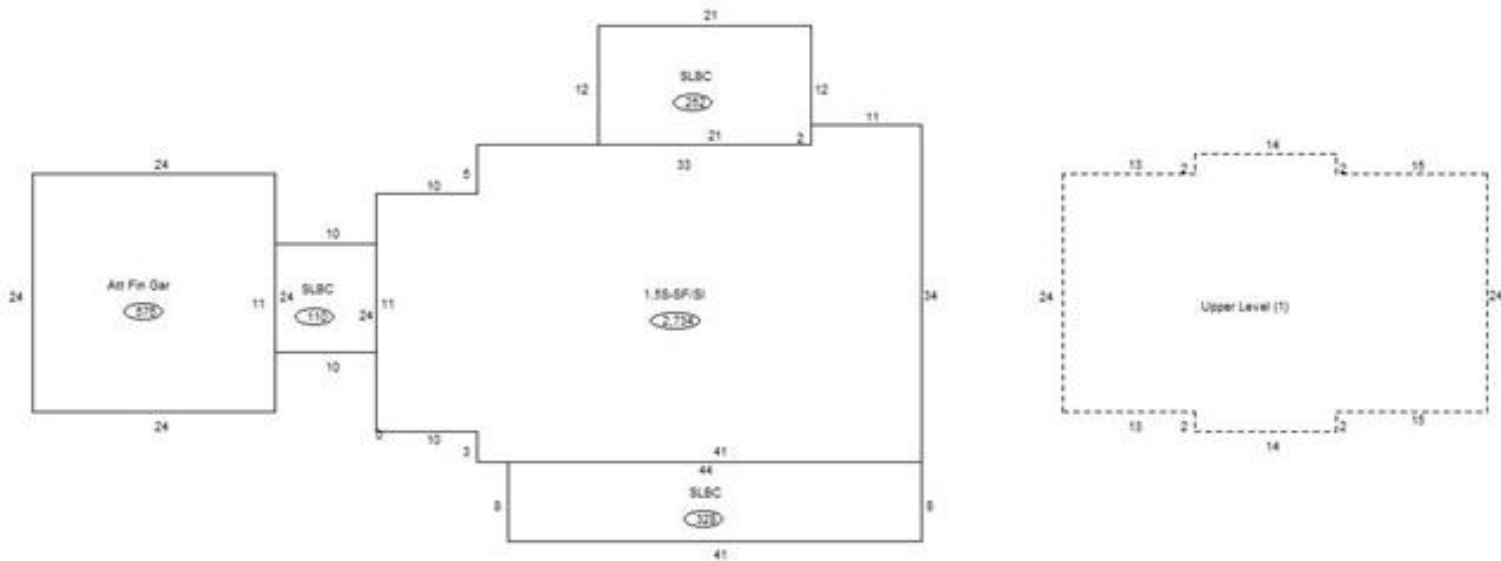
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,618		
Lot Value			
Indicated Value	391,618	143.24	Per SqFt
Agland Value	1,355		
Site Improvements			
Total Value	784,591	286.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153537	41x8		328	31.85		10,447
PRCH	Slab Porch - Covered	153538	21x12		252	32.09		8,087
PRCH	Slab Porch - Covered	153539	11x10		110	32.81		3,609



Sketch Image

660105131



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,670	1.637	2,734
2	M	PRCH		13	SLBC	328	1.000	328
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	110	1.000	110
5	G	5		13	Att Fin Gar	576	1.000	576
6	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
Total Building Area						1,670		2,734



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90			5.375	162	162	871	871
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.725	85	85	484	484
TMBR Totals						11.100			1,355	1,355
Total Agland						11.100			1,355	1,355