



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 660105422 Parcel ID 23N15E-16-3-00000-001-0000 Cadastral ID 16-23-15-03810 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 349189 BERTSCH, MARK STEPHEN LIVING TRUST 9505 S 4090 RD OOLOGAH OK 74053-0000 Parcel Location Situs 09505 S 4090 RD Subdivision Lot/Block / Parcel Size 9.26 - Acres Sec/Twn/Rng 16 / 23 / 15 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																										
Legal Description Lat/Long: 36.47315439 -95.72139904 TR DESC 2021-010258 AS NW NW SW LESS N 55' W 360' & LESS S 70' N 225' E 175'																																																																										
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	4,320 / 6,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 3.0 / 2.0
Basement Area	1,271 Total, 1,271 Partition
Garage Type	650 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.00	Total Misc Impr	+ 18,840	Roofing Adj	+ 4.67	Garage Cost	+ 42,497
Subfloor Adj	+ 0.00	Total RCN	= 978,541	Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 48,927
Plumbing Adj	+ 5.31	Lump Sums	+ 19,555	Basement Adj	+ 13.64	RCNLD	= 949,169
Adj Base Cost	= 142.07	Lot Value	+ 949,169	Total Area	x 6,456	Indicated Value	= 949,169
Adjusted Cost	= 917,204	Value Per SqFt	147.02	Adjusted Cost	= 917,204	Value Per SqFt	147.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	949,169		
Lot Value			
Indicated Value	949,169	147.02	Per SqFt
Agland Value	2,593		
Site Improvements	130,367		
Total Value	1,082,129	167.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149112	20x8		160	15.27		2,443
WODO	WOOD DECK - OPEN	149113	80x7		560	23.70		13,272
BALW	BALCONY - WOOD	149115	20x8		160	39.27		6,283
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2	2	8,198.48		16,397



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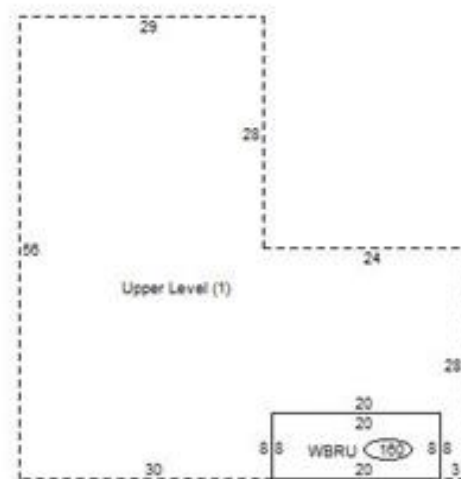
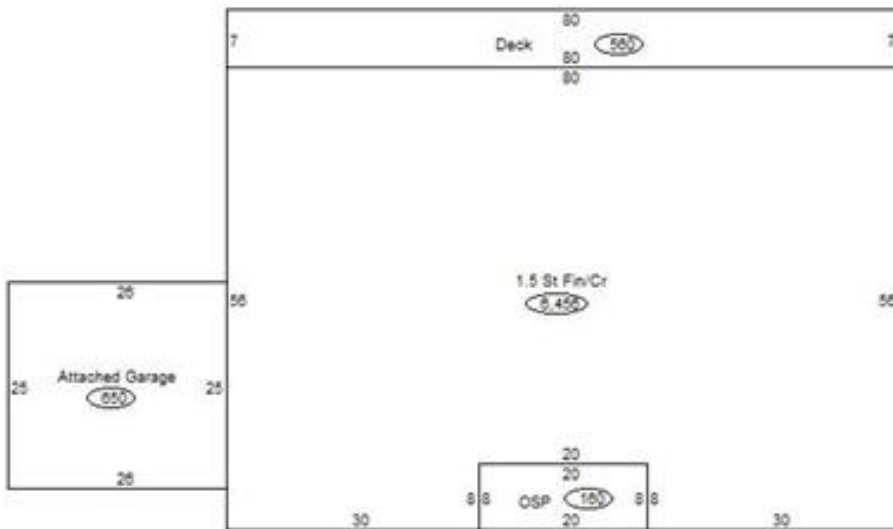
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	4,320	1.494	6,456
2	U	^UL		13	Upper Level (1)	2,136	1.000	2,136
3	M	PATO		13	Open Slab	160	1.000	160
4	M	WODO		13	WODO	560	1.000	560
5	G	1		13	Attached Garage	650	1.000	650
6	M	BALW		13	Balcony	160	1.000	160
Total Building Area						4,320		6,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	100x52x14	Concrete	Formed Metal	5,200
	Qual	4	Cond 3	Year 2020	Eff Age 5	
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (27.55 x 5,200)	143,260	143,260	12,893	130,367



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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
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80			9.260	280	280	2,593	2,593
CLT LND Totals						9.260			2,593	2,593
Total Agland						9.260			2,593	2,593