



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	660105986				No Image On File				
Parcel ID	000000-00-0-40010-007-0001								
Cadastral ID	28-23-15-03321								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 2							
Tax Area	31 - OOLOGAH OT/NW FIRE								
Name ID	347595								
FUENTES, JEREMY EDWARD & ASHLEE									
225 N PINE OOLOGAH OK 74053-0000									
Parcel Location									
Situs	00225 N PINE ST								
Subdivision	OOLOGAH O T								
Lot/Block	0001 / 0004	Parcel Size .17 - Lots							
Sec/Twn/Rng	28 / 23 / 15 / 5								
Neighborhood	1200 - R-V02-SE OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.44916473 -95.70575631									
N 35' E 80' LOT 1 BLOCK 4 OOLOGAH OT & S 12' E NELMS AV N & ADJ TO E 80' LOT 1 BLOCK 4 OOLOGAH OT & W 30' N PINE ST LYING E & ADJ TO N 35; LOT 1 BLOCK 4 OOLOGAH OT.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HINSON, JOHN O	07/17/2025	99,500	YES
					/	HINSON, JOHN	05/25/2023	0	WB
					/	HINSON, JOHN O	09/17/2021	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2026	Land Value	51,560	51,560	11%	5,672	Assessed	10,946	1,184.16
Year Frozen		Improvements	47,943	47,943		5,274	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	99,503	99,503		10,946	Total Taxable	10,946	1,184.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105986	FUENTES, JEREMY EDWARD &			31	50,775	0	3,709	401.00
2024	2024-660105986	HINSON, JOHN O			31	40,285	0	3,533	371.00
2023	2023-660105986	HINSON, JOHN O			31	30,585	0	3,365	350.00
2022	2022-660105986	HINSON, JOHN O			31	30,601	0	3,367	348.00
2021	2021-660105986	HINSON, JOHN O			31	30,601	0	3,367	351.00



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.		0
			0
Method	Square-Foot		
Base Lot Value	5,680.00 x 3.00 = 17,040		
Factor Value			
Adjustments	3.0258		
Lot Value	51,560		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	654 / 654
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1960 / 30

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	33,523	51.26 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	74,050	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	47,943		
Lot Value	51,560		
Indicated Value	99,503	152.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	99,503	152.15	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.27	Total Misc Impr	+ 145
Roofing Adj	+ 4.73	Garage Cost	+ 0
Subfloor Adj	+ 2.92	Total RCN	= 82,660
Heat/Cool Adj	+ 9.89	Depreciation (42%)	- 34,717
Plumbing Adj	+ 7.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,943
Adj Base Cost	= 126.17	Lot Value	+ 51,560
Total Area	x 654	Indicated Value	= 99,503
Adjusted Cost	= 82,515	Value Per SqFt	152.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	147872	5x3		15	9.69		145



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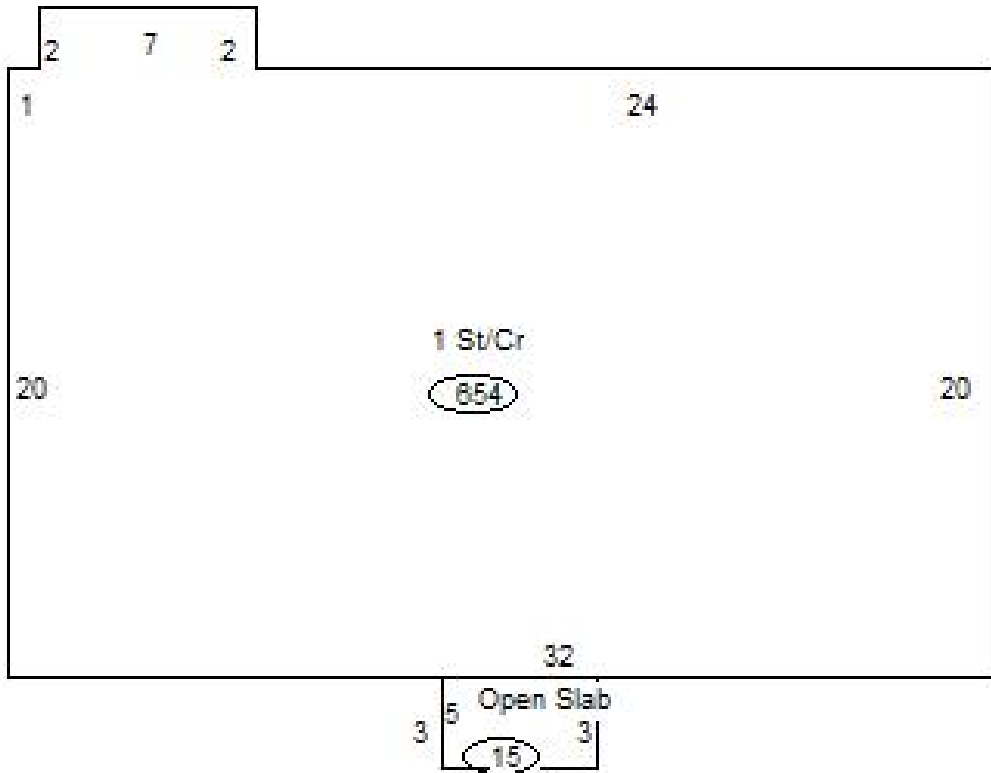
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Sketch Image

660105986



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	654	1.000	654
2	M	PATO		10	Open Slab	15	1.000	15
Total Building Area						654		654