



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:49:46
 Page 1

Assessment Data				Primary Image																																																		
Account 660106511 Parcel ID 23N14E-27-4-00000-003-0000 Cadastral ID 27-23-14-00730 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 340669 DYKES, JESSICA LEIGH & CLINTON GAGE 11920 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 11920 S 4050 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 27 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS				<p>660106511_002.JPG 4/11/2024</p>																																																		
Legal Description Lat/Long: 36.43926051 -95.79529054																																																						
TR DESC 2022-000306 AS COMM SE/C SE SE; N01.2823W 312.41' TO POB; S88.5140W 500'; N01.2823W 261.36'; N88.5140E 500'; S01.2823E 261.36' TO POB.				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>R22 372</td> <td>R23 NEW SFR 2982 SQ FT</td> <td>09/2022</td> <td>04/2023</td> <td>285,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 372	R23 NEW SFR 2982 SQ FT	09/2022	04/2023	285,000																																			
Number	Description	Opened	Closed	Amount																																																		
R22 372	R23 NEW SFR 2982 SQ FT	09/2022	04/2023	285,000																																																		
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WINKLEY HOMES LLC</td> <td>01/05/2023</td> <td>393,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>DYKES, JESSICA L & CLINTON G</td> <td>08/03/2022</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>LORETT, JERRY RANDALL</td> <td>12/30/2021</td> <td>60,000</td> <td>YES</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	WINKLEY HOMES LLC	01/05/2023	393,500	YES	/	DYKES, JESSICA L & CLINTON G	08/03/2022	0	4	/	LORETT, JERRY RANDALL	12/30/2021	60,000	YES															
Code	Type	Active	Maximum	Exemption																																																		
Bk/Pg	Grantor	Date	Price	Code																																																		
/	WINKLEY HOMES LLC	01/05/2023	393,500	YES																																																		
/	DYKES, JESSICA L & CLINTON G	08/03/2022	0	4																																																		
/	LORETT, JERRY RANDALL	12/30/2021	60,000	YES																																																		
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 67,003</td> <td>67,003</td> <td>11%</td> <td>7,370</td> <td>Assessed</td> <td>42,876</td> <td>4,638.39</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 322,778</td> <td>322,778</td> <td></td> <td>35,506</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 389,781</td> <td>389,781</td> <td></td> <td>42,876</td> <td>Total Taxable</td> <td>42,876</td> <td>4,638.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2024	Land Value 67,003	67,003	11%	7,370	Assessed	42,876	4,638.39	Year Frozen		Improvements 322,778	322,778		35,506	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 389,781	389,781		42,876	Total Taxable	42,876	4,638.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																														
Remove Cap	2024	Land Value 67,003	67,003	11%	7,370	Assessed	42,876	4,638.39																																														
Year Frozen		Improvements 322,778	322,778		35,506	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 389,781	389,781		42,876	Total Taxable	42,876	4,638.00																																														
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106511</td> <td>DYKES, JESSICA LEIGH &</td> <td>10</td> <td>374,227</td> <td>0</td> <td>41,165</td> <td>4,454.00</td> </tr> <tr> <td>2024</td> <td>2024-660106511</td> <td>DYKES, JESSICA LEIGH &</td> <td>10</td> <td>393,923</td> <td>0</td> <td>43,331</td> <td>4,538.00</td> </tr> <tr> <td>2023</td> <td>2023-660106511</td> <td>DYKES, JESSICA LEIGH &</td> <td>10</td> <td>70,040</td> <td>0</td> <td>6,930</td> <td>721.00</td> </tr> <tr> <td>2022</td> <td>2022-660106511</td> <td>WINKLEY HOMES LLC</td> <td>10</td> <td>60,000</td> <td>0</td> <td>6,600</td> <td>683.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106511	DYKES, JESSICA LEIGH &	10	374,227	0	41,165	4,454.00	2024	2024-660106511	DYKES, JESSICA LEIGH &	10	393,923	0	43,331	4,538.00	2023	2023-660106511	DYKES, JESSICA LEIGH &	10	70,040	0	6,930	721.00	2022	2022-660106511	WINKLEY HOMES LLC	10	60,000	0	6,600	683.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660106511	DYKES, JESSICA LEIGH &	10	374,227	0	41,165	4,454.00																																															
2024	2024-660106511	DYKES, JESSICA LEIGH &	10	393,923	0	43,331	4,538.00																																															
2023	2023-660106511	DYKES, JESSICA LEIGH &	10	70,040	0	6,930	721.00																																															
2022	2022-660106511	WINKLEY HOMES LLC	10	60,000	0	6,600	683.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:49:46
Page 2

Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.002 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 130,769.00 x .47 = 61,006 Factor Value Adjustments 1.0983 Lot Value 67,003		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,286 / 2,286
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,286
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	691 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

660106511_002.JPG	4/11/2024
-------------------	-----------

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	104,58	Total Misc Impr	+ 15,832	Roofing Adj	+ 4.57	Garage Cost	+ 25,954
Subfloor Adj	+ -2.19	Total RCN	= 329,365	Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 6,587
Plumbing Adj	+ 6.20	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 322,778
Adj Base Cost	= 125.80	Lot Value	+ 67,003	Total Area	x 2,286	Indicated Value	= 389,781
		Value Per SqFt	170.51	Adjusted Cost	= 287,579		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,778		
Lot Value	67,003		
Indicated Value	389,781	170.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	389,781	170.51	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	156844	126		126	26.54	3,344
PRCH	Slab Porch - Covered	156845	35x8		280	26.05	7,294
FPPF	Fireplace - Prefabricated		1	2023	1	5,194.00	5,194



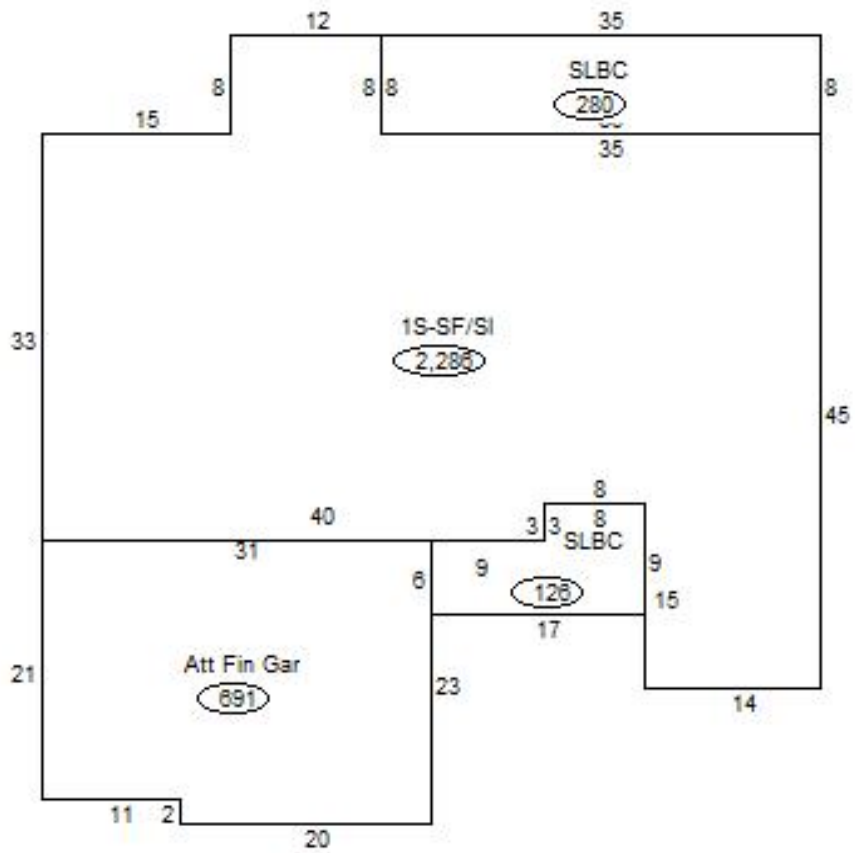
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:49:46
 Page 3

Sketch Image

660106511



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,286	1.000	2,286
2	G	5		20	Att Fin Gar	691	1.000	691
3	M	PRCH		20	SLBC	126	1.000	126
4	M	PRCH		20	SLBC	280	1.000	280
Total Building Area						2,286		2,286