



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:52:42
Page 1

Assessment Data				Primary Image																									
Account	660106768			<p>660106768_001.JPG 10/9/2024</p>																									
Parcel ID	22N15E-07-4-00000-001-0000																												
Cadastral ID	07-22-15-00510																												
Property Type	REAL - Real Property																												
Property Class	RA	VI Area	4																										
Tax Area	10 - OOLOGAH RURAL/NW FIRE																												
Name ID	330830																												
CLINKENBEARD, ADAM S & BRANDY																													
12386 S OLD HWY 169																													
OOLOGAH OK 74053-0000																													
Parcel Location				Building Permits																									
Situs	14901 S 4078 RD			<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>R23 225</td> <td>R24 NEW SFR 3480 SQ FT</td> <td>08/2023</td> <td>10/2024</td> <td>700,000</td> </tr> <tr> <td>A22</td> <td>A23 NEW ADDRESS</td> <td>05/2022</td> <td>01/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 225	R24 NEW SFR 3480 SQ FT	08/2023	10/2024	700,000	A22	A23 NEW ADDRESS	05/2022	01/2023						
Number	Description	Opened	Closed	Amount																									
R23 225	R24 NEW SFR 3480 SQ FT	08/2023	10/2024	700,000																									
A22	A23 NEW ADDRESS	05/2022	01/2023																										
Subdivision				<p>TR DESC 2022-005730 AS COMM SE/C SE; N01.0745W 990.06' TO POB; S88.4236W 1316.33'; N01.1530W 660.10'; N88.4245E 1317.82'; S01.0745E 660.04' TO POB</p>																									
Lot/Block	/	Parcel Size	20 - Acres																										
Sec/Twn/Rng	7 / 22 / 15 / 4																												
Neighborhood	6010 - UNPLATTED																												
School District	S004 - OOLOGAH SCHOOLS																												
Legal Description				Exemptions																									
Lat/Long: 36.39805747 -95.74267638				<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>DYKES-FIELDS FAMILY</td> <td>03/16/2022</td> <td>300,000</td> <td>19</td> </tr> </tbody> </table>						Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						/	DYKES-FIELDS FAMILY	03/16/2022	300,000	19
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	DYKES-FIELDS FAMILY	03/16/2022	300,000	19																				
Parcel Valuation				Sale History																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																					
Remove Cap	2023	Land Value	2,360	11%	260	Assessed	54,565	5,902.93																					
Year Frozen		Improvements	493,878		54,305	Penalty	0																						
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00																					
TIF Project ID	0	Total Value	496,238	496,043	54,565	Total Taxable	54,565	5,903.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660106768	CLINKENBEARD, ADAM S &	10	481,596	0	52,976	5,731.00																						
2024	2024-660106768	CLINKENBEARD, ADAM S &	10	2,360	0	260	28.00																						
2023	2023-660106768	CLINKENBEARD, ADAM S &	10	2,360	0	260	27.00																						
2022	2022-660106768	CLINKENBEARD, ADAM S &	10	2,165	0	238	24.00																						




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Date 04/18/2026
Time 10:52:42
Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>660106768 10/07/24</p> <p>660106768_001.JPG 10/9/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,683 / 3,479
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,683
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	803 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025				
Base Cost	100.24	Total Misc Impr	+	20,294	Roofing Adj	+	4.73	
Roofing Adj	+	4.73	Garage Cost	+	48,718	Subfloor Adj	+	-3.46
Subfloor Adj	+	-3.46	Total RCN	=	503,957	Heat/Cool Adj	+	17.38
Heat/Cool Adj	+	17.38	Depreciation (2%)	-	10,079	Plumbing Adj	+	6.13
Plumbing Adj	+	6.13	Lump Sums	+	0	Basement Adj	+	0.00
Basement Adj	+	0.00	RCNLD	=	493,878	Adj Base Cost	=	125.02
Adj Base Cost	=	125.02	Lot Value	+		Total Area	x	3,479
Total Area	x	3,479	Indicated Value	=	493,878	Adjusted Cost	=	434,945
Adjusted Cost	=	434,945	Value Per SqFt		141.96			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	493,878		
Lot Value			
Indicated Value	493,878	141.96	Per SqFt
Agland Value	2,360		
Site Improvements			
Total Value	496,238	142.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161364	434		434	19.95		8,658
PRCH	Porch	161366	108		108	36.25		3,915
FPR1	Fireplace - Residential 1 Story		1		1	7,721.18		7,721



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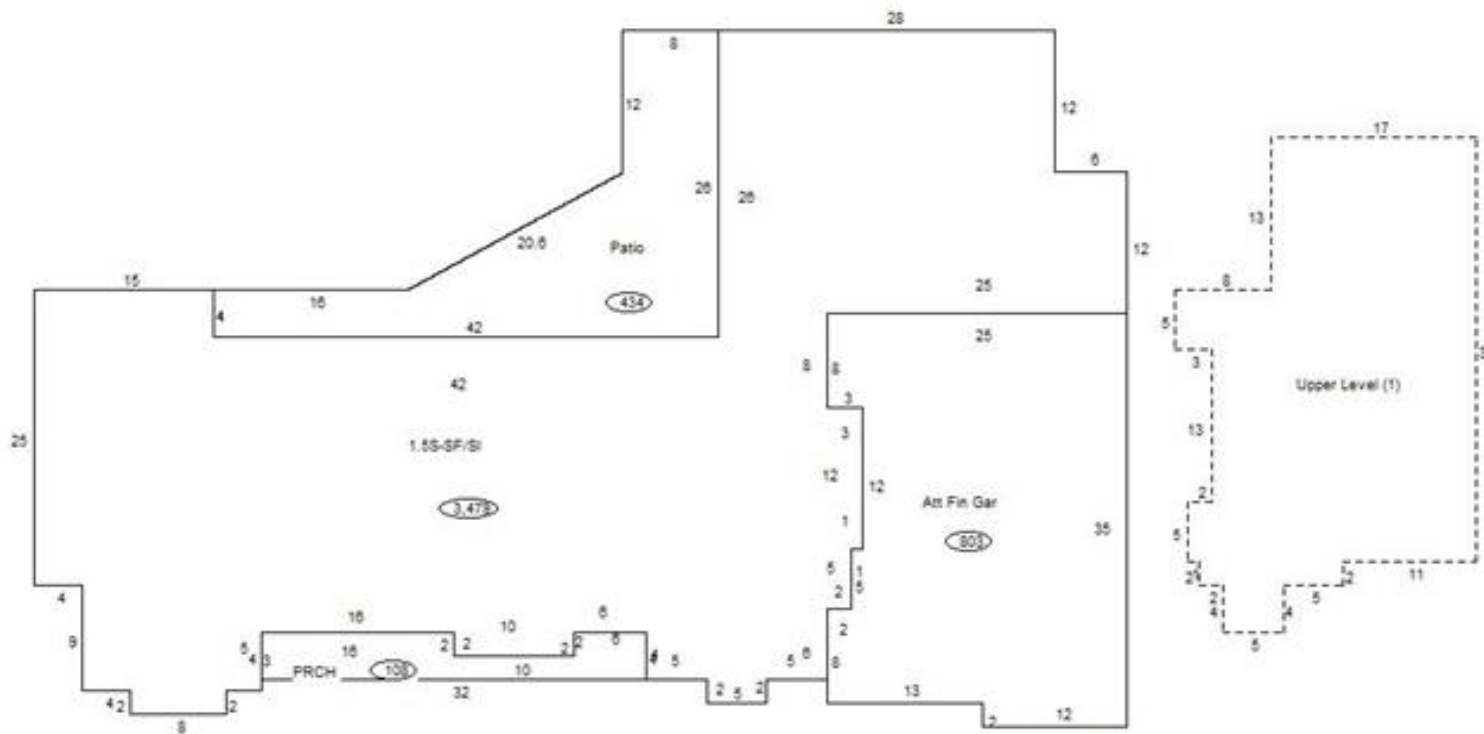
Date 04/18/2026

Time 10:52:42

Page 3

Sketch Image

660106768



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	2,683	1.297	3,479
2	G	5		13	Att Fin Gar	803	1.000	803
3	M	PATC		13	Patio	434	1.000	434
4	U	^UL		13	Upper Level (1)	796	1.000	796
5	M	PRCH		13	PRCH	108	1.000	108
Total Building Area						2,683		3,479



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Date 04/18/2026
Time 10:52:42
Page 4

Agland Inventory

660106768

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			14.155	122	122	1,733	1,733
CO	COLLINSVILLE STONY LOAM	NTV PST	22			2.362	53	53	125	125
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.484	144	144	502	502
NTV PST Totals						20.000			2,360	2,360
Total Agland						20.000			2,360	2,360