



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:00:26
Page 1

Assessment Data					Primary Image																																																	
Account 660107574 Parcel ID 22N14E-01-2-00000-002-0000 Cadastral ID 01-22-14-00811 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 340256 LLOYD, RONALD 13035 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13035 S 4060 RD Subdivision Lot/Block / Parcel Size 10.2 - Acres Sec/Twn/Rng 1 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-1-10\IMG_0002.JPG 1/10/2024</p>																																																	
Legal Description Lat/Long: 36.42197296 -95.77196269 TR DESC 2022-018576 AS COMM NW/C LOT 4; N88.4118E 1094.26'; S01.1842E 65.75' TO POB; N85.2151E 76.40'; S66.0127E 252.88'; N85 5039E 219.93'; S00.3014W 840.53'; S88.3733W 495.30'; N01.2829W 933 33' TO POB.																																																						
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Date 04/18/2026
Time 11:00:26
Page 2

Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size 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		 <p>\\tsclient\T\ROB STUFF\2024-1-10\IMG_0002.JPG 1/10/2024</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	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	3,322 / 4,884
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,322
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 5.0
Basement Area	
Garage Type	1,458 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach		Manual : 01/2025	
Base Cost	95.16	Total Misc Impr	+ 90,186
Roofing Adj	+ 4.04	Garage Cost	+ 88,457
Subfloor Adj	+ -2.91	Total RCN	= 773,514
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 15,470
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 758,044
Adj Base Cost	= 121.80	Lot Value	+ 758,044
Total Area	x 4,884	Indicated Value	= 758,044
Adjusted Cost	= 594,871	Value Per SqFt	155.21

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	758,044		
Lot Value			
Indicated Value	758,044	155.21	Per SqFt
Agland Value	1,719		
Site Improvements	202,949		
Total Value	962,712	197.12	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159285	664		664	33.97		22,556
PRCH	Slab Porch - Covered	159286	1456		1,456	32.25		46,956
PATO	Slab Porch - Open	159287	12x11		132	14.82		1,956
ODFP	Outdoor Fireplace/Firepit			1 2023	1	4,987.18		4,987
ODRK	Outdoor Kitchen			1 2023	1	6,010.00		6,010
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,721.18		7,721
SHLT	STORM SHELTER (AG)			1 2023	1	0.00		



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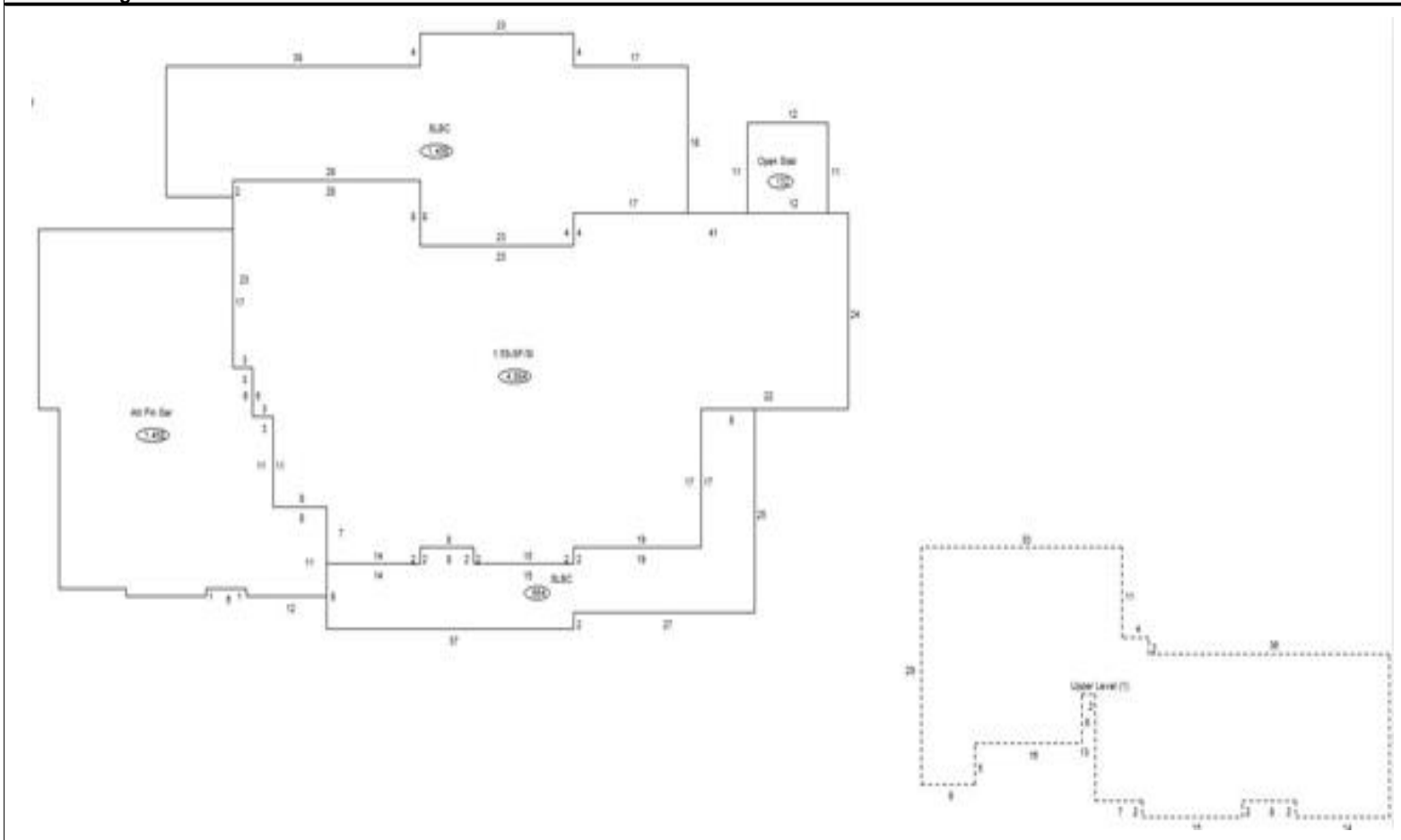
Date 04/18/2026

Time 11:00:26

Page 3

Sketch Image

660107574



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	3,322	1.470	4,884
2	U	^UL		13	Upper Level (1)	1,562	1.000	1,562
3	G	5		13	Att Fin Gar	1,458	1.000	1,458
4	M	PRCH		13	SLBC	664	1.000	664
5	M	PRCH		13	SLBC	1,456	1.000	1,456
6	M	PATO		13	Open Slab	132	1.000	132
Total Building Area						3,322		4,884



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Page 4

660107574

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	60x35x0	Reinforced-Concrete		2,100
	Qual	4	Cond 4	Year 2024	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (45.25 x 2,100)		95,025	95,025	4,751	90,274
	UTIL	Shop Building	50x80x0		Formed Metal	4,000
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (29.04 x 4,000)		116,160	116,160	3,485	112,675



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Time 11:00:26
Page 5

Agland Inventory

660107574

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			2.000	122	122	245	245
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.000	122	122	245	245
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
NTV PST Totals						6.000			778	778
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.200	224	224	941	941
IMP PST Totals						4.200			941	941
Total Agland						10.200			1,719	1,719