



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000977 Parcel ID 22N17E-01-2-00000-000-0000 Cadastral ID 01-22-17-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 335161 NEWTON, JOHN P 7915 S COUNTRY LN TALALA OK 74053-0000 Parcel Location Situs 21364 E 410 RD Subdivision Lot/Block / Parcel Size 39.2 - Acres Sec/Twn/Rng 1 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42140742 -95.44677501																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

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

Residential Data

Type 1 Single Family Residence
Condition 1 - Low
Quality 2 - Fair
Architecture
Style 100% One Story
Exterior Wall 80% Frame, Siding, Wood 20% Masonry, Concrete
Base/Total Area 1,916 / 1,916
Style 100% One Story
HVAC 100% Wall Furnace
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 4 /
Bed/F/H Bath 2 / 1.0 /
Basement Area 1,916 Total
Garage Type
Remodel
Year/Eff Age 1975 / 71

Cost Approach

Manual : 01/2025

Base Cost	85.85	Total Misc Impr	+	8,174
Roofing Adj	+ 3.86	Garage Cost	+	
Subfloor Adj	+ 2.24	Total RCN	=	224,989
Heat/Cool Adj	+ 0.76	Depreciation (100%)	-	224,989
Plumbing Adj	+ 2.62	Lump Sums	+	0
Basement Adj	+ 17.83	RCNLD	=	
Adj Base Cost	= 113.16	Lot Value	+	
Total Area	x 1,916	Indicated Value	=	
Adjusted Cost	= 216,815	Value Per SqFt		0.00

Primary Image



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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
Lot Value
Indicated Value 0.00 Per SqFt
Aglard Value 2,164
Site Improvements 6,790
Total Value 8,954 4.67 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2749	14x10		140	20.85		2,919
PRCH	SLAB PORCH - COVERED	2750	8x4		32	21.19		678



Rogers

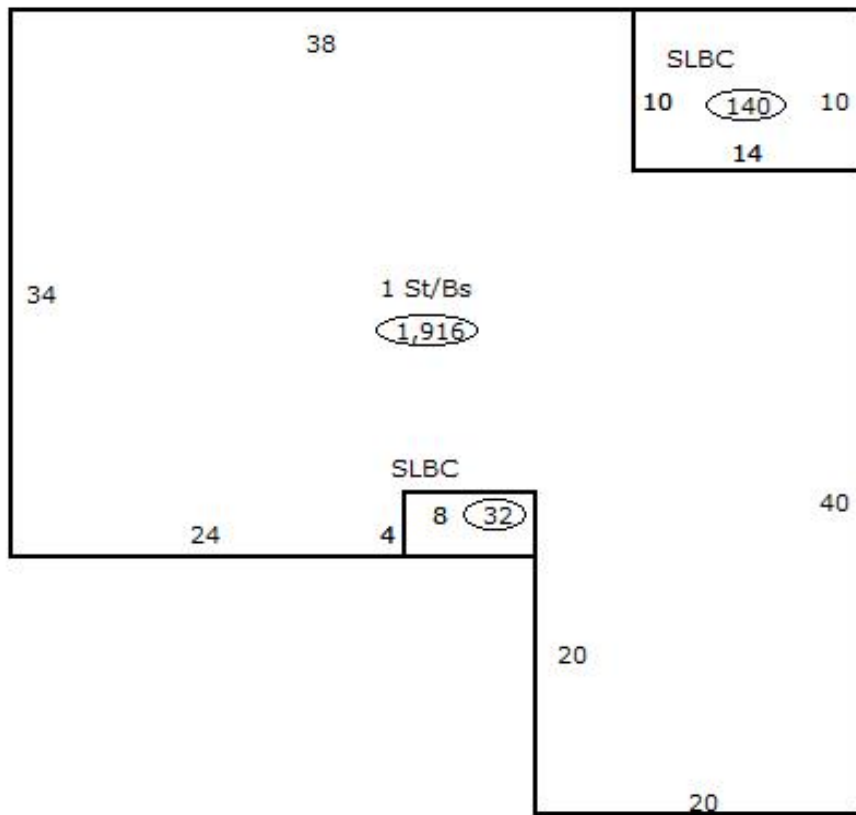
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,916	1.000	1,916
2	M	PRCH		13	SLBC	140	1.000	140
3	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						1,916		1,916



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		30x60x10	Dirt	Galvanized Metal	1,800
	Qual 3	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary Base Cost (18.86 x 1,800) 33,948		Modifier Total	RCN 33,948	Depr (80% Phys/ % Func) 27,158	RCNLD 6,790
	BARN BARN		0x0x0			
	Qual 3	Cond 3	Year 0	Eff Age 0		
	Valuation Summary Base Cost (10.48 x)		Modifier Total	RCN	Depr (65% Phys/ 0% Func)	RCNLD



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	6.000	36	36	216	216
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	2.000	63	63	126	126
TMBR Totals						8.000			342	342
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	22.200	48	48	1,066	1,066
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	9.000	84	84	756	756
NTV PST Totals						31.200			1,822	1,822
Total Agland						39.200			2,164	2,164