



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account 660000986 Parcel ID 23N14E-01-3-00000-000-0000 Cadastral ID 01-23-14-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 285565 SMITH, JOHN SCOTT & KATHY D 7635 S 4060 RD TALALA OK 74080-3048 Parcel Location Situs 07635 S 4060 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 1 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (332)\IMG_0006.JPG 2/15/2024</p>				
Legal Description Lat/Long: 36.50140251 -95.77307546									
W2 NE SW & NW SW					Building Permits				
					Number	Description	Opened	Closed	Amount
					R14	R14-POSS NEW CONSTRUCTION PER	02/2012	12/2012	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1592/738	WILSON, DARRELL W &	04/15/2004	132,000	YES
					1150/398	WILEY, G DUANE	10/09/1998	72,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2005		Land Value	11,059	11,059	11%	1,216	Assessed	26,222 2,836.74
Year Frozen	0		Improvements	255,194	227,327		25,006	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -94.00
TIF Project ID	0		Total Value	266,253	238,386		26,222	Total Taxable	25,222 2,743.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000986	SMITH, JOHN SCOTT &			10	250,133	1000	24,459	2,660.00
2024	2024-660000986	SMITH, JOHN SCOTT &			10	264,806	1000	23,716	2,498.00
2023	2023-660000986	SMITH, JOHN SCOTT &			10	233,951	1000	22,997	2,405.00
2022	2022-660000986	SMITH, JOHN SCOTT &			10	235,936	1000	22,298	2,322.00
2021	2021-660000986	SMITH, JOHN SCOTT &			10	208,737	1000	21,619	2,268.00
2020	2020-660000986	SMITH, JOHN SCOTT &			10	205,017	1000	20,961	2,232.00
2019	2019-660000986	SMITH, JOHN SCOTT &			10	193,832	1000	20,321	2,123.00
2018	2018-660000986	SMITH, JOHN SCOTT &			10	199,785	1000	20,976	2,267.00
2017	2017-660000986	SMITH, JOHN SCOTT &			10	197,337	1000	20,356	2,327.00
2016	2016-660000986	SMITH, JOHN SCOTT &			10	189,807	1000	19,734	2,057.00
2015	2015-660000986	SMITH, JOHN SCOTT &			10	33,729	1000	2,510	259.00
2014	2014-660000986	SMITH, JOHN SCOTT &			10	34,196	1000	2,408	247.00
2013	2013-660000986	SMITH, JOHN SCOTT &			10	34,196	1000	2,309	230.00



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Lot Data Units-Buildable - OOLOGAH RURAL (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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,745 / 1,745
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	212,624		
Lot Value			
Indicated Value	212,624	121.85	Per SqFt
Agland Value	11,059		
Site Improvements	42,570		
Total Value	266,253	152.58	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	92.83	Total Misc Impr	+	14,056
Roofing Adj	+ 4.90	Garage Cost	+	
Subfloor Adj	+ 1.10	Total RCN	=	220,612
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	19,855
Plumbing Adj	+ 8.07	Lump Sums	+	11,867
Basement Adj	+ 0.00	RCNLD	=	212,624
Adj Base Cost	= 118.37	Lot Value	+	
Total Area	x 1,745	Indicated Value	=	212,624
Adjusted Cost	= 206,556	Value Per SqFt		121.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	126199	25x14		350	25.60		8,960
WODO	WOOD DECK - OPEN	126200	218		218	19.99	6%	4,096
WODC	WOOD DECK - COVERED	126201	45x6		270	30.62	6%	7,771



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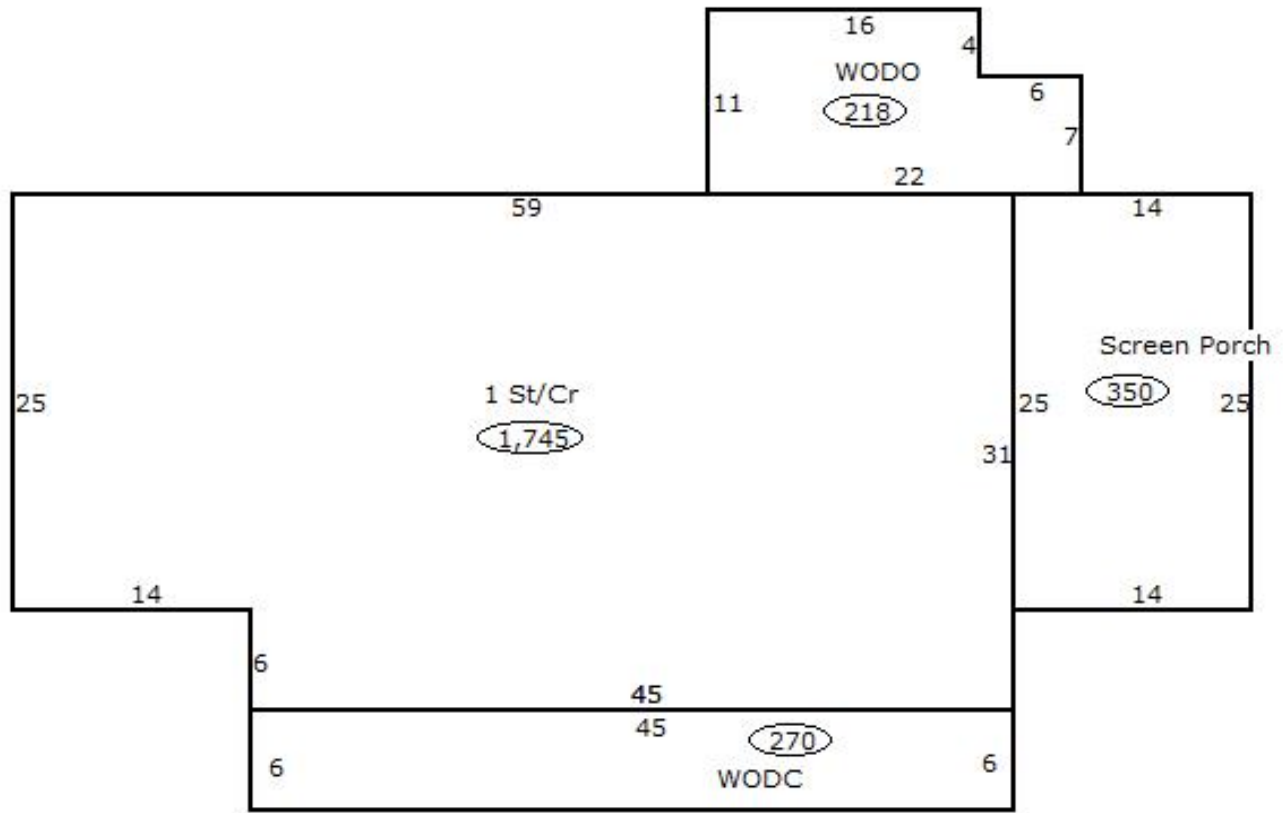
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,745	1.000	1,745
2	M	EPKS		13	Screen Porch	350	1.000	350
3	M	WODO		13	WODO	218	1.000	218
4	M	WODC		13	WODC	270	1.000	270
Total Building Area						1,745		1,745



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 4	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (36.39 x 1,200)		43,668		43,668	10,917	32,751
	STF	STG FAIR	12x6x0			72
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 72)		337		337	118	219
	BARN	BARN	50x50x0			2,500
	Qual 3	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (9.18 x 2,500)		22,950		22,950	14,918	8,032
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.26 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	CP	Carport Dirt	28x16x8			448
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (3.50 x 448)		1,568		1,568		1,568



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90		0	5.000	162	162	810	810
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	12.000	85	85	1,015	1,015
TMBR Totals						17.000			1,825	1,825
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	8.000	143	143	1,142	1,142
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	4.000	168	168	672	672
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	14.000	224	224	3,136	3,136
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	17.000	252	252	4,284	4,284
IMP PST Totals						43.000			9,234	9,234
Total Agland						60.000			11,059	11,059