



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 660000987 Parcel ID 23N14E-01-2-00000-000-0000 Cadastral ID 01-23-14-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 322755 WILSON, DARRELL W & JOANNA A-TRUSTEES 7801 S 4060 RD TALALA OK 74080-0000 Parcel Location Situs 07801 S 4060 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 1 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49774079 -95.77197620																																																																																																																									
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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,241 / 2,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,241
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	101.05	Total Misc Impr	+ 25,343
Roofing Adj	+ 4.50	Garage Cost	+ 18,988
Subfloor Adj	+ -2.38	Total RCN	= 319,391
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 54,296
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 265,095
Adj Base Cost	= 122.74	Lot Value	+ 265,095
Total Area	x 2,241	Indicated Value	= 265,095
Adjusted Cost	= 275,060	Value Per SqFt	118.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,095		
Lot Value			
Indicated Value	265,095	118.29	Per SqFt
Agland Value	11,624		
Site Improvements	72,781		
Total Value	349,500	155.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2764	33x12		396	25.69		10,173
PRCH	SLAB PORCH - COVERED	2765	602		602	25.20		15,170



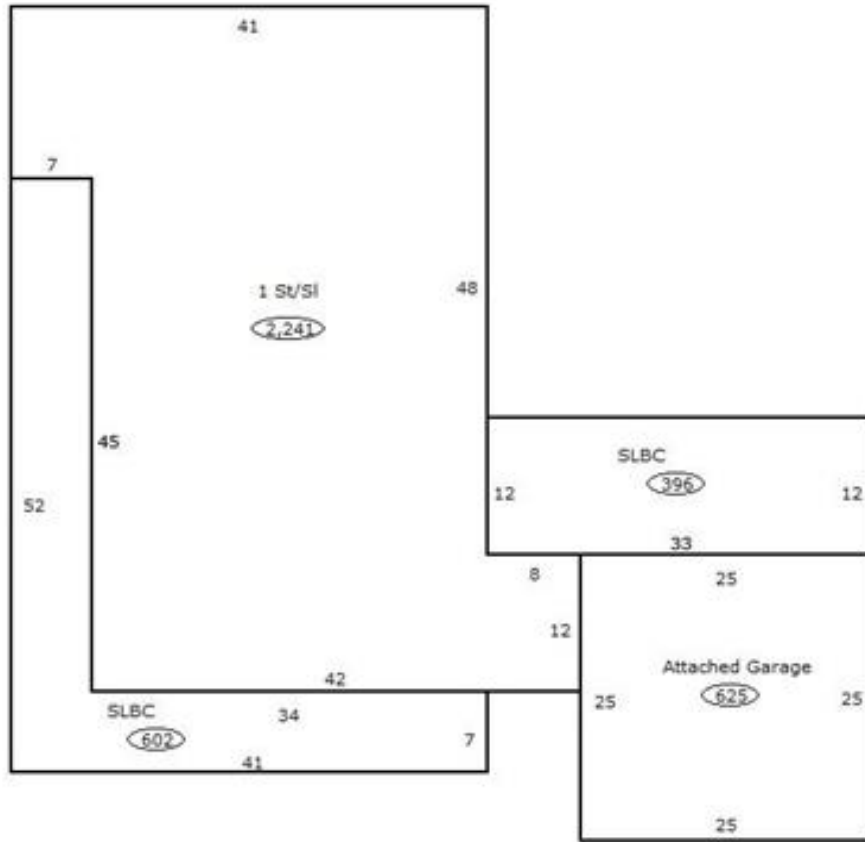
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,241	1.000	2,241
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	396	1.000	396
4	M	PRCH		13	SLBC	602	1.000	602
Total Building Area						2,241		2,241



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	60x24x0			1,440
	Qual 2	Cond 3	Year 2012	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (8.56 x 1,440)	12,326		12,326	1,849	10,477
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)	7,546		7,546	6,414	1,132
	BARN	BARN	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 800)	8,384		8,384	7,546	838
	LF	LOAFING SHED	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 600)	2,556		2,556	1,917	639
	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)					
	UTIL	SHOP BUILDING	50x60x0			3,000
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (23.41 x 3,000)	70,230		70,230	10,535	59,695
	LT	LEAN-TO	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x)					



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		2.000	92	92	184	184
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30	0		5.000	54	54	270	270
CO	COLLINSVILLE STONY LOAM	TMBR	22	0		10.000	40	40	396	396
VE	VERDIGRIS CLAY LOAM	TMBR	90	0		11.000	162	162	1,782	1,782
VE	VERDIGRIS CLAY LOAM	TMBR	90	0		1.000	162	162	162	162
TMBR Totals						29.000			2,794	2,794
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		12.000	122	122	1,469	1,469
CO	COLLINSVILLE STONY LOAM	NTV PST	22	0		2.000	53	53	106	106
NTV PST Totals						14.000			1,575	1,575
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51	0		6.000	143	143	857	857
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60	0		5.000	168	168	840	840
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		7.000	252	252	1,764	1,764
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47	0		5.000	132	132	658	658
IMP PST Totals						37.000			7,255	7,255
Total Agland						80.000			11,624	11,624