



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 660000988 Parcel ID 23N14E-01-4-00000-000-0000 Cadastral ID 01-23-14-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 311770 SEXTON, BRUCE R TRUST 3520 E 350 RD TALALA OK 74080-0000 Parcel Location Situs 03520 E 350 RD Subdivision Lot/Block / Parcel Size 79.74 - Acres Sec/Twn/Rng 1 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (333)\IMG_0037.JPG 2/20/2024</p>																																																	
Legal Description Lat/Long: 36.50767122 -95.76138551																																																						
LOTS 1 & LOT 2 & S/2 NE/4 LESS TR DESC AS BEG AT NW/C OF NE/4; TH N89-0032E 60'; TH S01-1735E 670'; TH S89-5706E 1683.26'; TH S01 2020E 1966.83'; TH S88-5028W 1744.84'; TH N01-1735W 2640.24' TO POB.					Building Permits																																																	
					<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>R10</td> <td>R10-NEW HOME</td> <td>03/2009</td> <td>06/2009</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R10	R10-NEW HOME	03/2009	06/2009																																				
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Parcel Valuation																																																						
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																													
Remove Cap	2008	Land Value	10,263	10,263	11%	1,129	Assessed	52,396	5,668.28																																													
Year Frozen	0	Improvements	497,054	466,063		51,267	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00																																													
TIF Project ID	0	Total Value	507,317	476,326		52,396	Total Taxable	51,396	5,574.00																																													
Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660000988	SEXTON, BRUCE R TRUST			10	490,570	1000	49,870	5,409.00																																													
2024	2024-660000988	SEXTON, BRUCE R TRUST			10	513,519	1000	48,388	5,082.00																																													
2023	2023-660000988	SEXTON, BRUCE R TRUST			10	291,762	1000	28,262	2,953.00																																													
2022	2022-660000988	SEXTON, BRUCE R TRUST			10	282,479	1000	27,410	2,851.00																																													
2021	2021-660000988	SEXTON, BRUCE R TRUST			10	252,252	1000	26,583	2,785.00																																													
2020	2020-660000988	SEXTON, BRUCE R TRUST			10	234,186	1000	24,308	2,586.00																																													
2019	2019-660000988	SEXTON, BRUCE R TRUST			10	223,368	1000	23,571	2,461.00																																													
2018	2018-660000988	SEXTON, BRUCE R TRUST			10	230,112	1000	24,312	2,625.00																																													
2017	2017-660000988	SEXTON, BRUCE R TRUST			10	227,633	1000	23,871	2,727.00																																													
2016	2016-660000988	SEXTON, BRUCE R TRUST			10	221,550	1000	23,146	2,411.00																																													
2015	2015-660000988	SEXTON, BRUCE R TRUST			10	214,100	1000	22,443	2,211.00																																													
2014	2014-660000988	SEXTON, BRUCE R TRUST			10	216,140	1000	21,760	2,141.00																																													
2013	2013-660000988	SEXTON, BRUCE R			10	200,886	1000	21,097	2,008.00																																													



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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,254 / 2,254
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,254
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	280,003
Lot Value	
Indicated Value	280,003 124.22 Per SqFt
Agland Value	10,263
Site Improvements	44,791
Total Value	335,057 148.65 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.81	Total Misc Impr	+ 24,476				
Roofing Adj	+ 4.36	Garage Cost	+ 23,236				
Subfloor Adj	+ -2.07	Total RCN	= 321,843				
Heat/Cool Adj	+ 12.64	Depreciation (13%)	- 41,840				
Plumbing Adj	+ 6.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 280,003				
Adj Base Cost	= 121.62	Lot Value	+ 280,003				
Total Area	x 2,254	Indicated Value	= 280,003				
Adjusted Cost	= 274,131	Value Per SqFt	124.22				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2768	74x10		740	24.93		18,448
PATO	SLAB PORCH - OPEN	2769	6x6		36	11.48		413



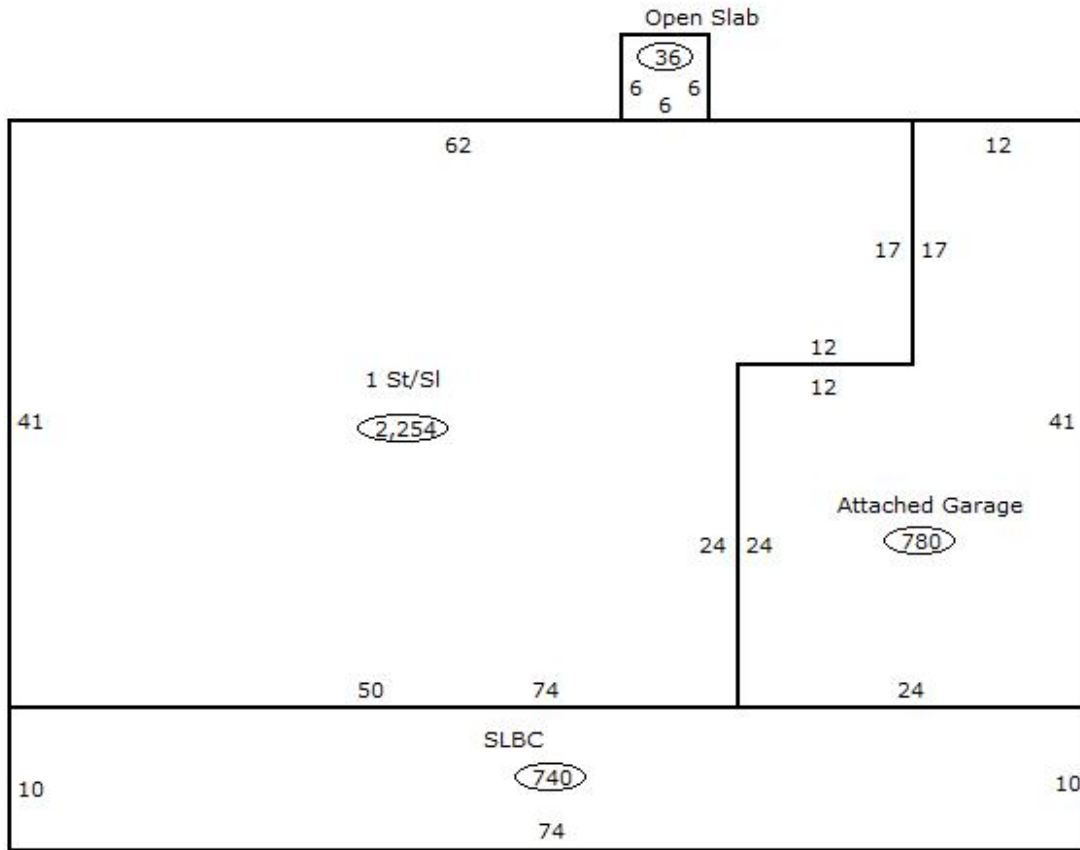
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Sketch Image

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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	2,254	1.000	2,254
2	G	1		13	Attached Garage	780	1.000	780
3	M	PRCH		13	SLBC	740	1.000	740
4	M	PATO		13	Open Slab	36	1.000	36
Total Building Area						2,254		2,254



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total		RCN 25,000	Depr (0% Phys/ % Func)
	BARN	BARN	0x0x0			2,400
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary Base Cost (8.86 x 2,400) 21,264		Modifier Total		RCN 21,264	Depr (30% Phys/ % Func) 6,379
	LT	LEAN-TO	0x0x0			1,200
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary Base Cost (2.92 x 1,200) 3,504		Modifier Total		RCN 3,504	Depr (30% Phys/ % Func) 1,051
	LT	LEAN-TO	0x0x0			1,200
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary Base Cost (2.92 x 1,200) 3,504		Modifier Total		RCN 3,504	Depr (30% Phys/ % Func) 1,051
	STF	STG FAIR	0x0x0			
	Qual	2	Cond		Year	Eff Age
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)



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Lot Data		-		Primary Image			
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value							
Residential Data							
Type	1 Single Family Residence						
Condition	3 - Average						
Quality	2 - Fair						
Architecture				GRM Approach			
Style	100% One Story			GRM Code			
Exterior Wall	100% Frame, Siding, Metal			Gross Rent 0.00			
Base/Total Area	1,200 / 1,200			Indicated Value			
Style	100% One Story			Multiple Regression			
HVAC	100% Warmed & Cooled Air			MRA Code			
Roof Cover	4 Metal, Preformed			Adusted R			
Area on Slab	1,200			Indicated Value			
Fixture/RghIn	/			Direct Comparables			
Bed/F/H Bath	2 / 2.0 /			Selection Model A Adam Test			
Basement Area				Adjustment Model A2 AO Test			
Garage Type	1,200 Attached Garage - Finished			Comparables			
Remodel				Indicated Value			
Year/Eff Age	2023 / 2			Value Reconciliation			
Cost Approach		Manual : 01/2025					
Base Cost	89.26	Total Misc Impr	+ 8,448	Selected Approach Cost Approach			
Roofing Adj	+ 4.73	Garage Cost	+ 32,808	Improvements 172,260			
Subfloor Adj	+ 0.00	Total RCN	= 175,776	Lot Value			
Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 3,516	Indicated Value 172,260 143.55 Per SqFt			
Plumbing Adj	+ 7.81	Lump Sums	+ 0	Agland Value			
Basement Adj	+ 0.00	RCNLD	= 172,260	Site Improvements			
Adj Base Cost	= 112.10	Lot Value	+ 172,260	Total Value 172,260 143.55 Total Value Per SqFt			
Total Area	x 1,200	Indicated Value	= 172,260				
Adjusted Cost	= 134,520	Value Per SqFt	143.55				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	159546	35x10		350	20.28	7,098
PRCH	Slab Porch - Covered	159547	8x8		64	21.09	1,350



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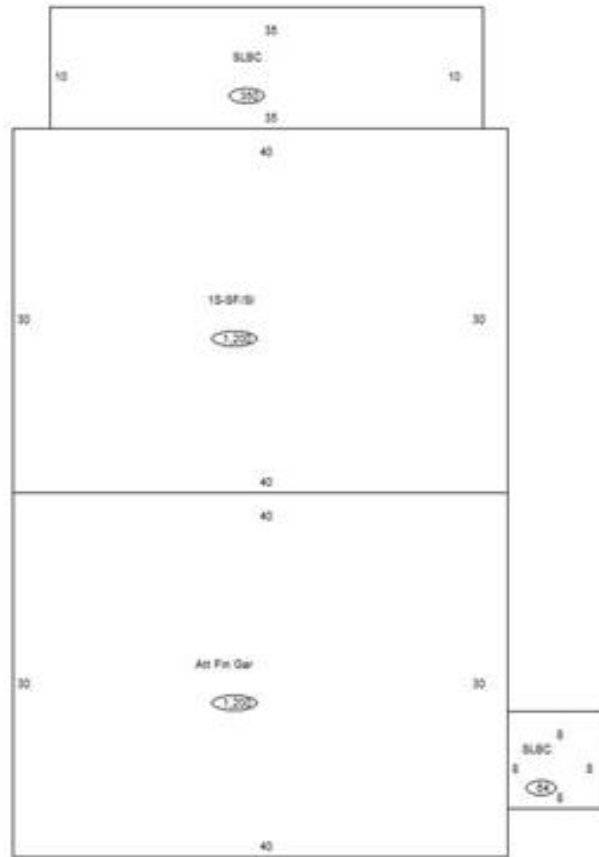
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,200	1.000	1,200
2	G	5		10	Att Fin Gar	1,200	1.000	1,200
3	M	PRCH		10	SLBC	350	1.000	350
4	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,200		1,200



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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	IMP PST	51		0	11.000	143	143	1,571	1,571
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	6.000	84	84	504	504
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	14.000	84	84	1,176	1,176
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	14.000	84	84	1,176	1,176
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	22.000	168	168	3,696	3,696
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	12.740	168	168	2,140	2,140
IMP PST Totals						79.740			10,263	10,263
Total Agland						79.740			10,263	10,263