



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 660000989 Parcel ID 23N15E-01-4-00000-000-0000 Cadastral ID 01-23-15-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 303056 HART, MELVIN EARL & NANCY JANE 10303 E 355 RD TALALA OK 74080-0000 Parcel Location Situs 07500 S 4130 RD Subdivision Lot/Block / Parcel Size 226.45 - Acres Sec/Twn/Rng 1 / 23 / 15 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50128893 -95.65621430										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>R17</td> <td>R17-SPLIT</td> <td>09/2016</td> <td>11/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-SPLIT	09/2016	11/2016																																																																																																		
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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	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

SHPF 3/3/2020

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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	30,962
Site Improvements	40,008
Total Value	70,970 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x36x10	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ 0% Func)
Base Cost (28.03 x 1,800)		50,454		50,454	27,750	22,704
	BNGP	Barn - General Purpose	20x50x12	Dirt	Galvanized Metal	1,000
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ 0% Func)
Base Cost (21.44 x 1,000)		21,440		21,440	16,080	5,360
	BNGP	Barn - General Purpose	60x46x10	Dirt	Galvanized Metal	2,760
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ 0% Func)
Base Cost (17.31 x 2,760)		47,776		47,776	35,832	11,944



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			45.000	108	108	4,860	4,860
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			46.320	192	192	8,893	8,893
SO	SOGN SOILS	NTV PST	15			58.000	36	36	2,088	2,088
NTV PST Totals						149.320			15,841	15,841
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			22.000	126	126	2,772	2,772
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			55.130	224	224	12,349	12,349
IMP PST Totals						77.130			15,121	15,121
Total Agland						226.450			30,962	30,962