



# 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	660000992								
Parcel ID	23N15E-01-1-00000-000-0000								
Cadastral ID	01-23-15-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	314416								
HANAN, STANLEY S									
9604 E 350 RD TALALA OK 74080-0000									
Parcel Location									
Situs	09604 E 350 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.16 - Acres						
Sec/Twn/Rng	1 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.50933029 -95.65798775									
TR DESC 2021-018879 AS COMM NE/C SEC; S88.4433W 1982' TO POB; S88.4433W 275'; S01.3223E 657.83'; N88.59050E 275.06'; N01.3223W 659.05' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R19-COMPLETION OF ADD ON	06/2015	04/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HANAN, STANLEY S	10/07/2021	0	4					
2451/392	WARD, CLYDE DON & ROSA MARIE	01/15/2015	208,000	7					
2451/383	WARD, CLYDE DON & ROSA MARIE	01/07/2015		4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap		Land Value	73,842	43,050	11%	4,736	Assessed	22,933 2,480.93	
Year Frozen	2017	Improvements	283,750	165,425		18,197	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	357,592	208,475		22,933	Total Taxable	21,933 2,387.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000992	HANAN, STANLEY S	10	347,866	1000	21,933	2,386.00		
2024	2024-660000992	HANAN, STANLEY S	10	346,726	1000	21,932	2,311.00		
2023	2023-660000992	HANAN, STANLEY S	10	250,932	1000	21,932	2,294.00		
2022	2022-660000992	HANAN, STANLEY S	10	242,933	1000	21,932	2,284.00		
2021	2021-660000992	HANAN, STANLEY S	10	220,309	1000	22,112	2,318.00		
2020	2020-660000992	HANAN, STANLEY S	10	222,307	1000	22,112	2,353.00		
2019	2019-660000992	HANAN, STANLEY S & CORRINE O	10	212,350	1000	22,359	2,335.00		
2018	2018-660000992	HANAN, STANLEY S & CORRINE O	10	228,548	1000	23,700	2,559.00		
2017	2017-660000992	HANAN, STANLEY S & CORRINE O	10	226,464	1000	23,700	2,708.00		
2016	2016-660000992	HANAN, STANLEY S & CORRINE O	10	141,185	1000	14,530	1,519.00		
2015	2015-660000992	HANAN, STANLEY S & CORRINE O	10	136,577	0	9,144	896.00		
2014	2014-660000992	WARD, CLYDE DON & ROSA MARIE	10	139,393	1000	7,878	782.00		
2013	2013-660000992	WARD, CLYDE DON & ROSA MARIE	10	130,785	1000	7,878	757.00		



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.1807	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	182,111.00 x .41 = 73,842	
Factor Value		
Adjustments	1.0000	
Lot Value	73,842	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	3,587 / 3,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,587
Fixture/RghIn	19 /
Bed/F/H Bath	7 / 4.0 / 1.0
Basement Area	450 Total
Garage Type	613 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	364,070	101.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.49	Total Misc Impr	+	18,727			
Roofing Adj	+ 3.97	Garage Cost	+	23,404			
Subfloor Adj	+ -1.95	Total RCN	=	447,211			
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	187,829			
Plumbing Adj	+ 7.31	Lump Sums	+	6,824			
Basement Adj	+ 3.47	RCNLD	=	266,206			
Adj Base Cost	= 112.93	Lot Value	+	73,842			
Total Area	x 3,587	Indicated Value	=	340,048			
Adjusted Cost	= 405,080	Value Per SqFt		94.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	266,206		
Lot Value	73,842		
Indicated Value	340,048	94.80	Per SqFt
Agland Value			
Site Improvements	17,544		
Total Value	357,592	99.69	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	2779	17x10		170	69.41		11,800
PRCH	SLAB PORCH - COVERED	2780	7x7		49	26.78		1,312
WODC	WOOD DECK - COVERED	2781	18x10		180	40.33	6%	6,824





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	34x28x8	Concrete	Formed Metal	952	
	Qual 2	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (30.60 x 952)	29,131		29,131	13,109	16,022
	BARN	BARN	112x14x8	Dirt		1,568	
	Qual 3	Cond 3	Year 1995	Eff Age 23			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (9.71 x 1,568)	15,225		15,225	13,703	1,522