



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:01:14
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001727 Parcel ID 24N15E-02-1-00000-000-0000 Cadastral ID 02-24-15-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 303551 LEACH, LOYD D & JUSTINA L REVOCABLE TRUST 394055 W 4000 DR SKIATOOK OK 74070-0000 Parcel Location Situs 01980 S HWY 169 Subdivision Lot/Block / Parcel Size 315.47 - Acres Sec/Twn/Rng 2 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.58316009 -95.66891485 SE LESS 1.54 AC RY & LOTS 1 & 2 S2 NE; AND LESS 8.11 AC TO HWY 169 ROW DESC IN DEED 1883/576.																																																																																																																									
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Date 04/17/2026
 Time 17:01:14
 Page 2

Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

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 100% Frame, Siding, Vinyl
 Base/Total Area 1,187 / 1,187
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 0
 Fixture/RghIn 4 /
 Bed/F/H Bath 3 / 1.0 /
 Basement Area
 Garage Type 598 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 1957 / 52

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code
 Adjusted R
 Indicated Value

Direct Comparables

Selection Model 1 Res
 Adjustment Model A2 AO Test
 Comparables
 Indicated Value

Cost Approach

Manual : 01/2025

Base Cost	100.92	Total Misc Impr	+	2,798
Roofing Adj	+ 4.67	Garage Cost	+	15,436
Subfloor Adj	+ 1.20	Total RCN	=	163,808
Heat/Cool Adj	+ 11.24	Depreciation (58%)	-	95,009
Plumbing Adj	+ 4.61	Lump Sums	+	7,793
Basement Adj	+ 0.00	RCNLD	=	76,592
Adj Base Cost	= 122.64	Lot Value	+	
Total Area	x 1,187	Indicated Value	=	76,592
Adjusted Cost	= 145,574	Value Per SqFt		64.53

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	76,592		
Lot Value			
Indicated Value	76,592	64.53	Per SqFt
Agland Value	73,121		
Site Improvements	4,712		
Total Value	154,425	130.10	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4538	18x6		108	23.44		2,532
PATO	SLAB PORCH - OPEN	4539	5x5		25	10.64		266
WODC	WOOD DECK - COVERED	4540	16x15		240	32.47		7,793



Rogers

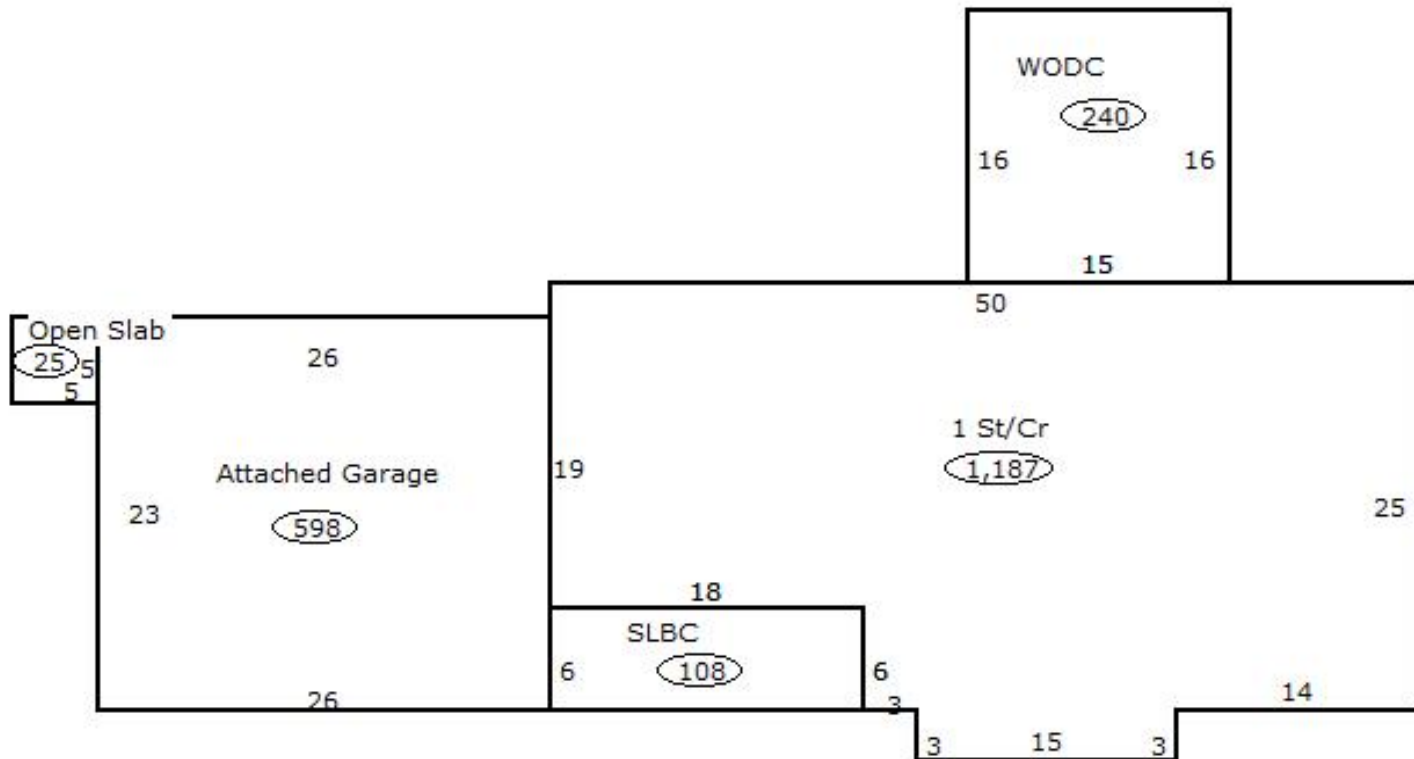
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Date 04/17/2026
 Time 17:01:15
 Page 3

Sketch Image

660001727



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,187	1.000	1,187
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PATO		13	Open Slab	25	1.000	25
5	M	WODC		13	WODC	240	1.000	240
Total Building Area						1,187		1,187



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Date 04/17/2026
Time 17:01:15
Page 4

660001727

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			6,160
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (7.65 x 6,160)	47,124		47,124	42,412	4,712
	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)					



Rogers

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Date 04/17/2026
 Time 17:01:15
 Page 5

Agland Inventory

660001727

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	15.000	72	72	1,080	1,080
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	12.000	192	192	2,304	2,304
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	94.580	202	202	19,105	19,105
NTV PST Totals						121.580			22,489	22,489
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	14.000	84	84	1,176	1,176
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	10.000	224	224	2,240	2,240
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	9.000	224	224	2,016	2,016
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	21.000	235	235	4,939	4,939
IMP PST Totals						54.000			10,371	10,371
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80		0	56.890	280	280	15,929	15,929
OKB	OKEMAH SILTY CLAY LOAM 1-	CLT LND	80		0	5.000	280	280	1,400	1,400
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84		0	78.000	294	294	22,932	22,932
CLT LND Totals						139.890			40,261	40,261
Total Agland						315.470			73,121	73,121