



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 660002539 Parcel ID 23N14E-03-4-00000-000-0000 Cadastral ID 03-23-14-00100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 305020 WHITE, JUSTIN D & LINDSEY 7550 S 4050 RD TALALA OK 74080-0000 Parcel Location Situs 07550 S 4050 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (336)\IMG_0024.JPG 2/22/2024</p>				
Legal Description Lat/Long: 36.50143219 -95.79554269									
S 660', N 990' E2 NE SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R13	R13-POSS NEW SFR	06/2011	04/2012	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2177/628	WHITE, RONALD D & SHANNON-L	06/16/2011	25,000	YES
					1406/609	MANN, JAMES MARVIN &	08/30/2002	83,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	0	Land Value	137,904	74,379	11%	8,182	Assessed	29,008	3,138.13
Year Frozen	0	Improvements	231,361	189,326		20,826	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	369,265	263,705		29,008	Total Taxable	28,008	3,044.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002539	WHITE, JUSTIN D & LINDSEY			10	362,043	1000	27,162	2,953.00
2024	2024-660002539	WHITE, JUSTIN D & LINDSEY			10	375,217	1000	26,342	2,773.00
2023	2023-660002539	WHITE, JUSTIN D & LINDSEY			10	275,686	1000	25,546	2,671.00
2022	2022-660002539	WHITE, JUSTIN D & LINDSEY			10	272,677	1000	24,773	2,578.00
2021	2021-660002539	WHITE, JUSTIN D			10	239,951	1000	24,023	2,518.00
2020	2020-660002539	WHITE, JUSTIN D			10	225,526	1000	23,294	2,478.00
2019	2019-660002539	WHITE, JUSTIN D			10	214,419	1000	22,586	2,358.00
2018	2018-660002539	WHITE, JUSTIN D			10	217,623	1000	22,153	2,393.00
2017	2017-660002539	WHITE, JUSTIN D			10	216,081	1000	21,479	2,455.00
2016	2016-660002539	WHITE, JUSTIN D			10	200,231	1000	20,825	2,170.00
2015	2015-660002539	WHITE, JUSTIN D			10	192,630	1000	20,189	1,991.00
2014	2014-660002539	WHITE, JUSTIN D			10	195,345	1000	20,005	1,969.00
2013	2013-660002539	WHITE, JUSTIN D			10	185,391	0	20,393	1,929.00



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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	10				
Non-Ag Acres	10.0634				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	438,361.00 x .31 = 137,904				
Factor Value					
Adjustments	1.0000				
Lot Value	137,904				
Residential Data				\\tsclient\A\TOMMY DUNLAP\New folder (336)\IMG_0024.JPG 2/22/2024	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,641 / 1,641			Adusted R 0.8445	
Style	100% One Story			Indicated Value 264,265 161.04 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,641			Adjustment Model A2 AO Test	
Fixture/RghIn	/			Comparables	
Bed/F/H Bath	3 / 2.5 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	868 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 231,361	
Year/Eff Age	2012 / 11			Lot Value 137,904	
Cost Approach		Manual : 01/2025		Indicated Value 369,265 225.02 Per SqFt	
Base Cost	111.94	Total Misc Impr	+ 11,923	Agland Value	
Roofing Adj	+ 4.89	Garage Cost	+ 25,858	Site Improvements	
Subfloor Adj	+ -2.31	Total RCN	= 259,956	Total Value 369,265 225.02 Total Value Per SqFt	
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 28,595		
Plumbing Adj	+ 8.23	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 231,361		
Adj Base Cost	= 135.39	Lot Value	+ 137,904		
Total Area	x 1,641	Indicated Value	= 369,265		
Adjusted Cost	= 222,175	Value Per SqFt	225.02		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	114902	45x8		360	25.80	9,288
PRCH	SLAB PORCH - COVERED	114904	11x9		99	26.62	2,635



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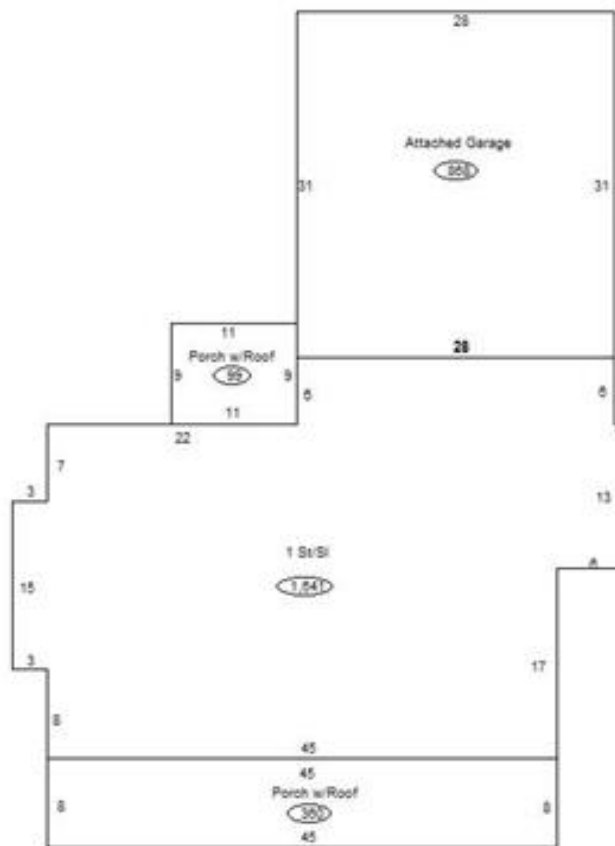
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,641	1.000	1,641
2	M	PRCH		13	SLBC	360	1.000	360
3	G	1		13	Attached Garage	868	1.000	868
4	M	PRCH		13	SLBC	99	1.000	99
Total Building Area						1,641		1,641



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x10x0			120
	Qual	Cond	Year	Eff Age		
			1			
			1			
			1			
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562