



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 660002546 Parcel ID 23N14E-03-4-00000-000-0000 Cadastral ID 03-23-14-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 294784 CHASE, JON & DEBRA 7500 S 4050 RD TALALA OK 74080-0000 Parcel Location Situs 07500 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																																																																																																																									
Legal Description Lat/Long: 36.50280725 -95.79667163																																																																																																																									
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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	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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	

Cost Approach		Manual : 01/2025	
Base Cost	86.38	Total Misc Impr	+ 25,600
Roofing Adj	+ 3.70	Garage Cost	+ 10,552
Subfloor Adj	+ 0.00	Total RCN	= 200,855
Heat/Cool Adj	+ 9.89	Depreciation (47%)	- 94,402
Plumbing Adj	+ 5.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,453
Adj Base Cost	= 105.04	Lot Value	+ 106,453
Total Area	x 1,568	Indicated Value	= 106,453
Adjusted Cost	= 164,703	Value Per SqFt	67.89

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	106,453
Lot Value	
Indicated Value	106,453 67.89 Per SqFt
Agland Value	1,920
Site Improvements	1,206
Total Value	109,579 69.88 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	4,394.05		4,394
PRCH	SLAB PORCH - COVERED	6754	26x5		130	20.18		2,623
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	6755	31x16		496	21.39		10,609
PATO	SLAB PORCH - OPEN	6756	22x16		352	7.37		2,594
PRCH	SLAB PORCH - COVERED	6757	17x16		272	19.78		5,380



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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	1,568	1.000	1,568
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	130	1.000	130
4	M	EPKS		13	Screen Porch	496	1.000	496
5	M	PATO		13	Open Slab	352	1.000	352
6	M	PRCH		13	SLBC	272	1.000	272
Total Building Area						1,568		1,568



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			936
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 936) 9,809		Modifier Total	RCN 9,809	Depr (90% Phys/ % Func) 8,828	RCNLD 981
	STF	STG FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 480) 2,246		Modifier Total	RCN 2,246	Depr (90% Phys/ % Func) 2,021	RCNLD 225



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			10.000	192	192	1,920	1,920
NTV PST Totals						10.000			1,920	1,920
Total Agland						10.000			1,920	1,920