



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002547 <b>Parcel ID</b> 23N14E-03-4-00000-000-0000 <b>Cadastral ID</b> 03-23-14-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 336321 RUDISAIL, DENTON A  7650 S 4050 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 07650 S 4050 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 3 / 23 / 14 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.50144567 -95.79777926																																																																																																																									
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 4	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	1,308 / 1,308
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	
Remodel	
Year/Eff Age	1960 / 50

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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	104.57	Total Misc Impr	+ 1,540				
Roofing Adj	+ 4.56	Garage Cost	+ 1,540				
Subfloor Adj	+ 1.16	Total RCN	= 166,387				
Heat/Cool Adj	+ 11.47	Depreciation ( 57%)	- 94,841				
Plumbing Adj	+ 4.27	Lump Sums	+ 2,185				
Basement Adj	+ 0.00	RCNLD	= 73,731				
Adj Base Cost	= 126.03	Lot Value	+ 73,731				
Total Area	x 1,308	Indicated Value	= 73,731				
Adjusted Cost	= 164,847	Value Per SqFt	56.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,731		
Lot Value			
Indicated Value	73,731	56.37	Per SqFt
Agland Value	1,438		
Site Improvements	21,429		
Total Value	96,598	73.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6759	16x4		64	24.07		1,540
WODO	WOOD DECK - OPEN	6760	20x8		160	22.76	40%	2,185



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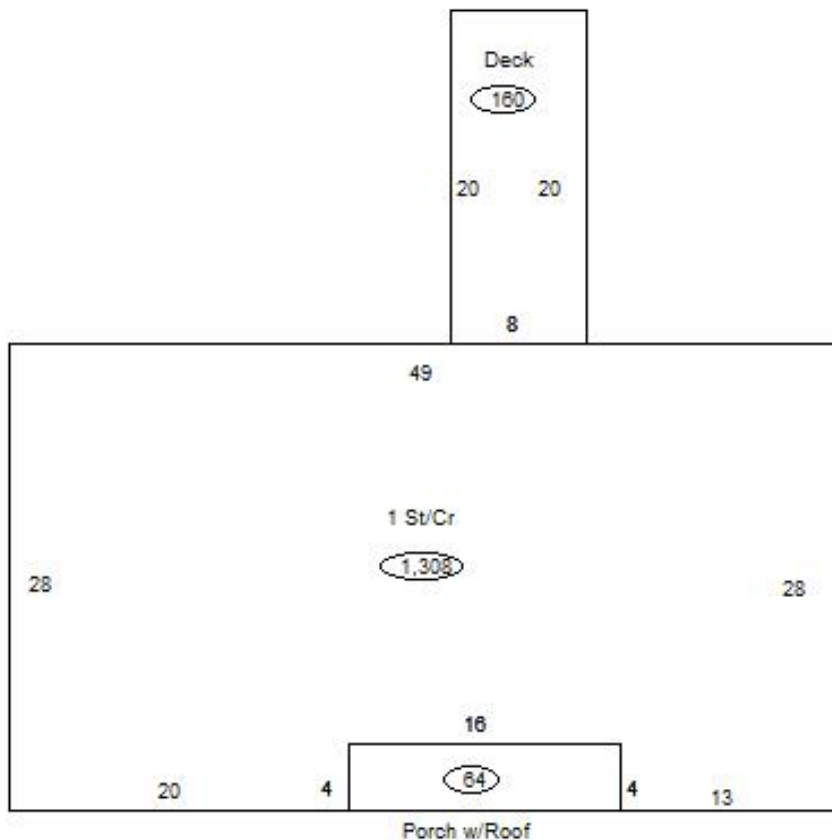
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,308	1.000	1,308
2	M	PRCH		13	SLBC	64	1.000	64
3	M	WODO		13	WODO	160	1.000	160
<b>Total Building Area</b>						1,308		1,308



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,176	
	Qual 2	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.37 x 1,176)		35,715		35,715	14,286	21,429
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						



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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%	IMP PST	45			5.760	126	126	726	726
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.240	168	168	712	712
<b>IMP PST Totals</b>						10.000			1,438	1,438
<b>Total Agland</b>						10.000			1,438	1,438