



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002554 Parcel ID 23N15E-03-2-00000-000-0000 Cadastral ID 03-23-15-00210 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 331361 HAKEL, RODNEY D & AMANDA 7492 E 350 RD TALALA OK 74080-0000 Parcel Location Situs 07492 E 350 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 3 / 23 / 15 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-03-04\IMG_0042.JPG 3/4/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.50741802 -95.69590624 E 33' GOV'T LOT 3 & N 208.71', E 208.71' SE NW																																																																																																																									
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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,290 / 1,290
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,290
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	620 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 29

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	131,711		
Lot Value			
Indicated Value	131,711	102.10	Per SqFt
Agland Value	384		
Site Improvements	27,411		
Total Value	159,506	123.65	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	115.26	Total Misc Impr	+	2,345
Roofing Adj	+ 5.93	Garage Cost	+	23,641
Subfloor Adj	+ -2.32	Total RCN	=	205,799
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	74,088
Plumbing Adj	+ 7.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	131,711
Adj Base Cost	= 139.39	Lot Value	+	
Total Area	x 1,290	Indicated Value	=	131,711
Adjusted Cost	= 179,813	Value Per SqFt		102.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	6772	22x4		88	26.65		2,345



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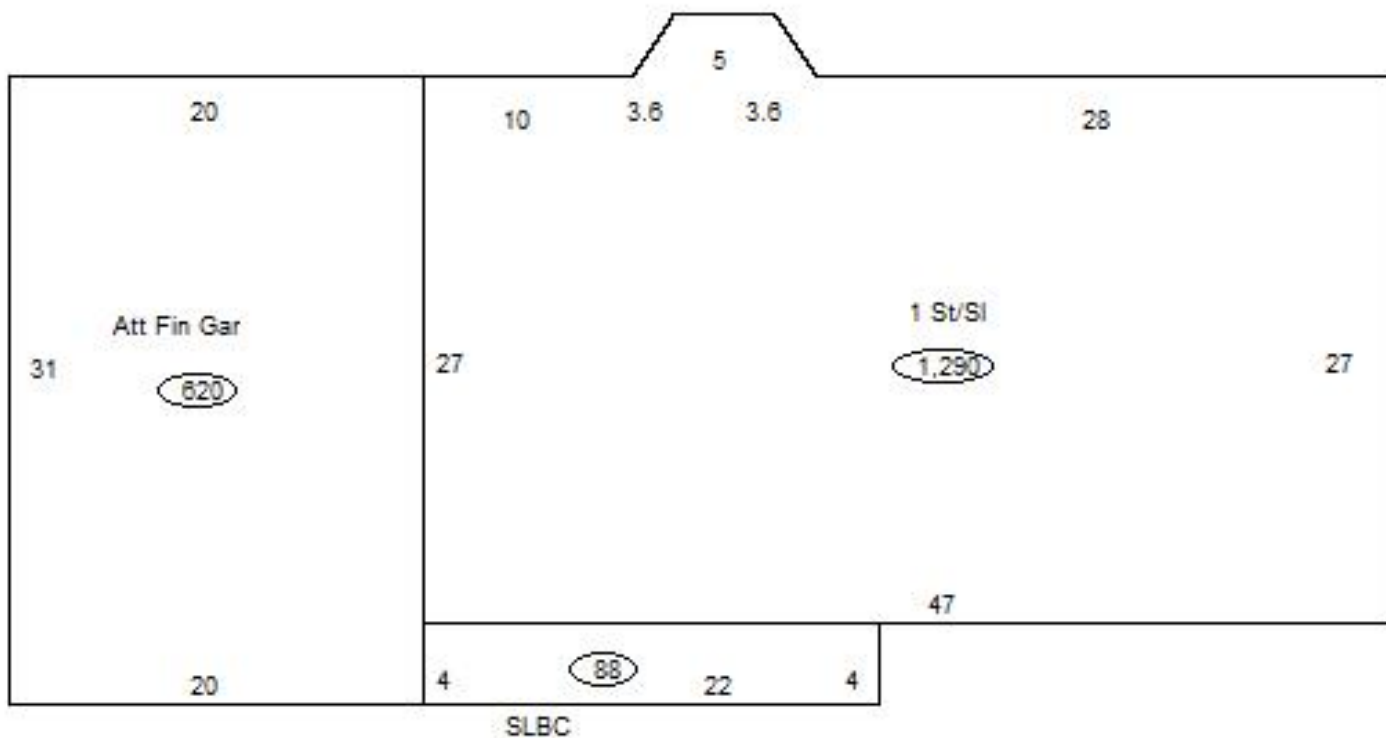
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Sketch Image

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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/Sl	1,290	1.000	1,290
2	G	5		13	Att Fin Gar	620	1.000	620
3	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,290		1,290



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
	Qual	3	Cond 3	Year 2018	Eff Age 6	

Valuation Summary		Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
Base Cost (4.61 x 400)	1,844		1,844	443	1,401



UTIL	Shop Building	40x25x10	Concrete	Formed Metal	1,000
Qual	2	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ 0% Func)	RCNLD
Base Cost (30.60 x 1,000)	30,600		30,600	4,590	26,010



CP	CARPORT DIRT	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	2.000	192	192	384	384
NTV PST Totals						2.000			384	384
Total Agland						2.000			384	384