




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:27:30
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Assessment Data					Primary Image									
Account	660003359				 <p>\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0051.JPG 3/5/2020</p>									
Parcel ID	23N15E-04-1-00000-000-0000													
Cadastral ID	04-23-15-00600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	276232													
SEARS, BRYAN D														
6724 EW 350 RD TALALA OK 74080-0000														
Parcel Location														
Situs	06724 E 350 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.71 - Acres											
Sec/Twn/Rng	4 / 23 / 15 / 1													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.50962637 -95.70910410														
W 225.10' E 308.22' W 1537.85' N 524' N2 NE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1272/926	LYNCH, JOE C &	02/16/2001	65,000	Yes					
					1040/264	HESS, LAWNIE R	09/27/1996	54,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2002	Land Value	59,477	37,860	11%	4,165	Assessed	12,261	1,326.41					
Year Frozen	0	Improvements	121,697	73,600		8,096	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	181,174	111,460		12,261	Total Taxable	11,261	1,232.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003359	SEARS, BRYAN D	10	179,223	1000	10,903	1,194.00							
2024	2024-660003359	SEARS, BRYAN D	10	164,338	1000	10,556	1,120.00							
2023	2023-660003359	SEARS, BRYAN D	10	134,785	0	11,220	1,167.00							
2022	2022-660003359	SEARS, BRYAN D	10	97,146	0	10,686	1,106.00							
2021	2021-660003359	SEARS, BRYAN D	10	98,315	0	10,815	1,127.00							
2020	2020-660003359	SEARS, BRYAN D	10	94,105	0	10,351	1,094.00							
2019	2019-660003359	SEARS, BRYAN D	10	91,497	0	10,065	1,045.00							
2018	2018-660003359	SEARS, BRYAN D	10	97,400	0	10,714	1,151.00							
2017	2017-660003359	SEARS, BRYAN D	10	96,699	0	10,637	1,209.00							
2016	2016-660003359	SEARS, BRYAN D	10	94,537	0	10,399	1,076.00							
2015	2015-660003359	SEARS, BRYAN D	10	91,517	0	10,066	986.00							
2014	2014-660003359	SEARS, BRYAN D	10	94,581	0	10,397	1,017.00							
2013	2013-660003359	SEARS, BRYAN D	10	90,026	0	9,902	937.00							




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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable 2.71 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 124,653.00 x .48 = 59,477 Factor Value Adjustments 1.0000 Lot Value 59,477		 <p style="text-align: right; color: orange;">03/05/2020 11:15</p> <p>\\tsclient\C\Users\CB\Pictures\2020-03-05\IMG_0051.JPG 3/5/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,704 / 1,704
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,042	113.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.91	Total Misc Impr	+	6,852	
Roofing Adj	+ 4.86	Garage Cost	+	17,775	
Subfloor Adj	+ 0.00	Total RCN	=	237,048	
Heat/Cool Adj	+ 6.14	Depreciation (51%)	-	120,894	
Plumbing Adj	+ 6.75	Lump Sums	+	1,910	
Basement Adj	+ 0.00	RCNLD	=	118,064	
Adj Base Cost	= 124.66	Lot Value	+	59,477	
Total Area	x 1,704	Indicated Value	=	177,541	
Adjusted Cost	= 212,421	Value Per SqFt		104.19	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,064		
Lot Value	59,477		
Indicated Value	177,541	104.19	Per SqFt
Agland Value			
Site Improvements	3,633		
Total Value	181,174	106.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKG	Enclosed Porch - Kneewall Glass	8440	204		204	33.59		6,852
WODC	Wood Deck - Covered	163459	6x6		36	53.05		1,910



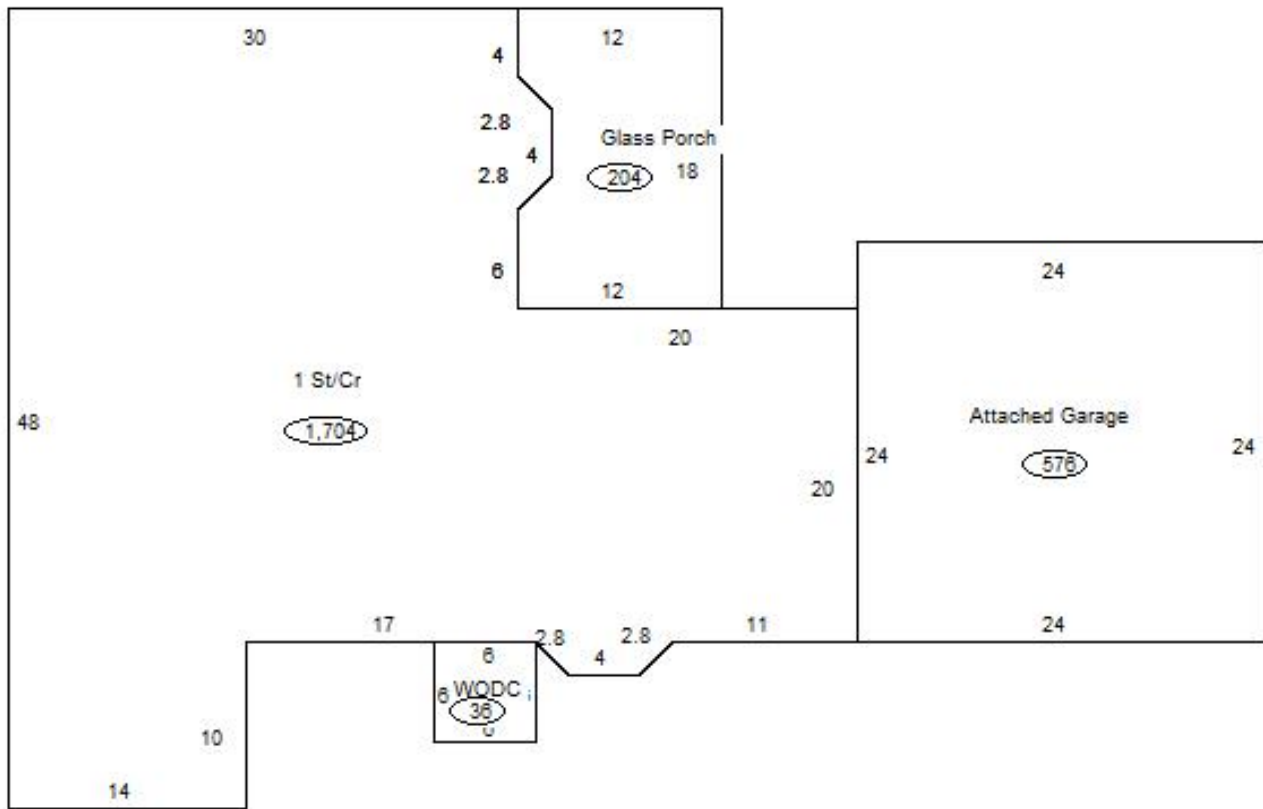
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Sketch Image

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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	1,704	1.000	1,704
2	G	1		13	Attached Garage	576	1.000	576
3	M	EPKG		13	Glass Porch	204	1.000	204
4	M	WODC		13	WODC	36	1.000	36
Total Building Area						1,704		1,704



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x10x6	Plank	Formed Metal	140
	Qual	3.5	Cond 3	Year 2022	Eff Age 3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (26.26 x 140)	3,676		3,676 515	3,161

Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400
Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (5.62 x 400)	2,248		2,248 1,776	472



Code	Description	Dimensions	Floor	Roofing	Total Units
CP	CARPORT DIRT	0x0x0			
Qual		Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 x)				