



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:55:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003716 <b>Parcel ID</b> 000000-00-0-00630-001-0023 <b>Cadastral ID</b> 05-21-15-03820 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 271516 TALKINGTON, PAUL W & KARLA K  PO BOX 1302 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19852 S BRITTANY DR <b>Subdivision</b> QUAIL CREEK AMENDED <b>Lot/Block</b> 0023 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32428904 -95.72958028																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.6258							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	70,822.00 x .91 = 64,762							
Factor Value								
Adjustments	1.0000							
Lot Value	64,762							
<b>Residential Data</b>				\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0046. 3/30/2022				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,931 / 1,931			Adusted R 0.8445				
Style	100% One Story			Indicated Value 157,442 81.53 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,931			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 2				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 216,730 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 156,184				
Year/Eff Age	1992 / 26			Lot Value 64,762				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 220,946 114.42 Per SqFt				
Base Cost	98.25	Total Misc Impr	+ 1,922	Agland Value				
Roofing Adj	+ 4.29	Garage Cost	+ 234,009	Site Improvements				
Subfloor Adj	+ -1.11	Total RCN	= 81,903	Total Value 220,946 114.42 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	- 4,078					
Plumbing Adj	+ 7.29	Lump Sums	+ 156,184					
Basement Adj	+ 0.00	RCNLD	= 64,762					
Adj Base Cost	= 120.19	Lot Value	+ 220,946					
Total Area	x 1,931	Indicated Value	= 114.42					
Adjusted Cost	= 232,087	Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9147	10x8		80	24.02		1,922
WODO	Wood Deck - Open	153489	16x12		192	21.24		4,078



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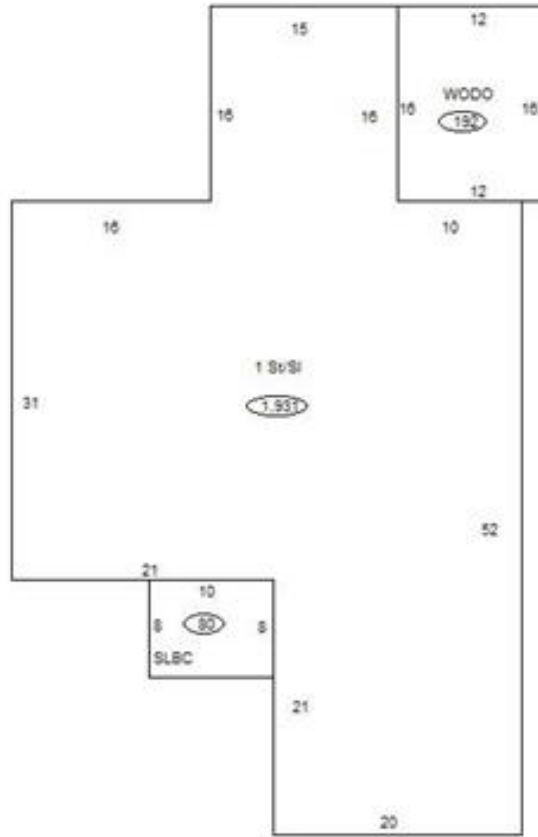
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Sketch Image

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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	1,931	1.000	1,931
2	M	PRCH		13	SLBC	80	1.000	80
3	M	WODO		13	WODO	192	1.000	192
<b>Total Building Area</b>						1,931		1,931



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	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 )						