



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:58:49
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Assessment Data					Primary Image																																																																																																																				
Account 660004748 Parcel ID 23N16E-05-2-00000-000-0000 Cadastral ID 05-23-16-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 320826 JENKS, BECKY J & STEPHEN A 7565 WAR ACRES RD TALALA OK 74080-4007 Parcel Location Situs 07565 WAR ACRES RD Subdivision Lot/Block / Parcel Size 10.31 - Acres Sec/Twn/Rng 5 / 23 / 16 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0023 (6).JPG 1/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.50276590 -95.63185208 TR IN SW NW & NW SW, BEG SW/C SW NW: N 281.78', E 301.89', S 25', E 358.11', S 421.78', SWLY 825.07' TO SW/C NW NW SW, N 660' TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R2017 10 3</td> <td>R19- NEW SFR 2982 SQ FT</td> <td>10/2017</td> <td>12/2018</td> <td>233,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 10 3	R19- NEW SFR 2982 SQ FT	10/2017	12/2018	233,000																																																																																												
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,145 / 2,925
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,145
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 5



\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0023 (6).JPG 1/7/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	364,751	124.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	A2	AO Test	
Comparables	6		
Indicated Value	394,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.13	Total Misc Impr	+	29,505			
Roofing Adj	+ 4.10	Garage Cost	+				
Subfloor Adj	+ -3.21	Total RCN	=	368,600			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	18,430			
Plumbing Adj	+ 8.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	350,170			
Adj Base Cost	= 115.93	Lot Value	+				
Total Area	x 2,925	Indicated Value	=	350,170			
Adjusted Cost	= 339,095	Value Per SqFt		119.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,170		
Lot Value			
Indicated Value	350,170	119.72	Per SqFt
Agland Value	117		
Site Improvements			
Total Value	350,287	119.76	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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2018	0.00		
PATO	SLAB PORCH - OPEN	139273	11x10		110	14.26		1,569
PRCH	SLAB PORCH - COVERED	139274	17x12		204	32.24		6,577
PRCH	SLAB PORCH - COVERED	139275	6x6		36	33.08		1,191
PRCH	SLAB PORCH - COVERED	139276	409		409	31.60		12,924



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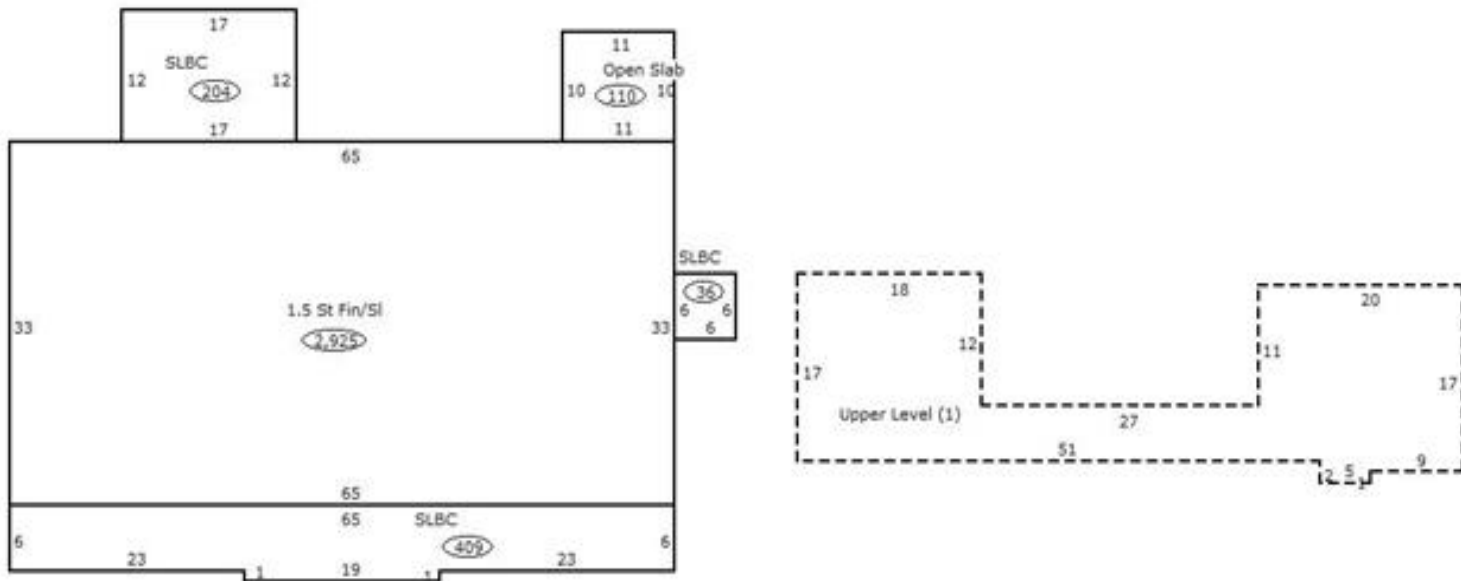
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,145	1.364	2,925
2	M	PATO		13	Open Slab	110	1.000	110
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	36	1.000	36
5	M	PRCH		13	SLBC	409	1.000	409
6	U	^UL		13	Upper Level (1)	780	1.000	780
Total Building Area						2,145		2,925



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual	3	Cond	3	Year	2022
				Eff Age	3	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.15 x 140)	3,521		3,521	3,521



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.942	72	72	68	68
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.255	192	192	49	49
NTV PST Totals						1.196			117	117
Total Agland						1.196			117	117