



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660004749													
Parcel ID	23N16E-05-2-00000-000-0000													
Cadastral ID	05-23-16-01000													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	26334													
FELKINS, BRIAN P & PAULA R														
7238 S 4141 RD TALALA OK 74080-0000														
Parcel Location														
Situs	07238 S 4141 RD													
Subdivision														
Lot/Block	/	Parcel Size	21.43 - Acres											
Sec/Twn/Rng	5 / 23 / 16 / 2													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.50878872 -95.63004008														
TH PT OF LOTS 3 & 4, BEG 246' S OF NW/C LOT 4; TH E 1437'; S 26-29 18 E 453'; S 245.21'; W 827.45'; N 114.13'; W 812'; N 536.51' TO POB														
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	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	858/139			62,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	1,738	1,738	11%	191	Assessed	26,343	2,849.83					
Year Frozen	0	Improvements	312,520	237,747		26,152	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	314,258	239,485		26,343	Total Taxable	25,343	2,756.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004749	FELKINS, BRIAN P &	10	300,805	1000	24,576	2,672.00							
2024	2024-660004749	FELKINS, BRIAN P &	10	253,006	1000	23,831	2,510.00							
2023	2023-660004749	FELKINS, BRIAN P &	10	231,784	1000	23,108	2,417.00							
2022	2022-660004749	FELKINS, BRIAN P &	10	228,888	1000	22,406	2,333.00							
2021	2021-660004749	FELKINS, BRIAN P &	10	207,174	1000	21,724	2,278.00							
2020	2020-660004749	FELKINS, BRIAN P &	10	205,628	1000	21,062	2,242.00							
2019	2019-660004749	FELKINS, BRIAN P &	10	194,726	1000	20,420	2,133.00							
2018	2018-660004749	FELKINS, BRIAN P &	10	200,435	1000	19,821	2,142.00							
2017	2017-660004749	FELKINS, BRIAN P &	10	198,693	1000	19,215	2,198.00							
2016	2016-660004749	FELKINS, BRIAN P &	10	193,143	1000	18,626	1,942.00							
2015	2015-660004749	FELKINS, BRIAN P &	10	188,159	1000	18,054	1,782.00							
2014	2014-660004749	FELKINS, BRIAN P &	10	191,942	1000	17,499	1,724.00							
2013	2013-660004749	FELKINS, BRIAN P &	10	179,813	1000	16,961	1,616.00							



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<b>Lot Data</b> 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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,805 / 1,805
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 16

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	111.78	Total Misc Impr	+ 24,129
Roofing Adj	+ 6.19	Garage Cost	+ 38,049
Subfloor Adj	+ 0.00	Total RCN	= 328,000
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	- 55,760
Plumbing Adj	+ 12.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,240
Adj Base Cost	= 147.27	Lot Value	+ 272,240
Total Area	x 1,805	Indicated Value	= 272,240
Adjusted Cost	= 265,822	Value Per SqFt	150.83

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	272,240		
Lot Value			
Indicated Value	272,240	150.83	Per SqFt
Agland Value	1,738		
Site Improvements	40,280		
Total Value	314,258	174.10	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
PRCH	SLAB PORCH - COVERED	12075	44x8		352	31.77		11,183
PRCH	SLAB PORCH - COVERED	12076	176		176	32.40		5,702



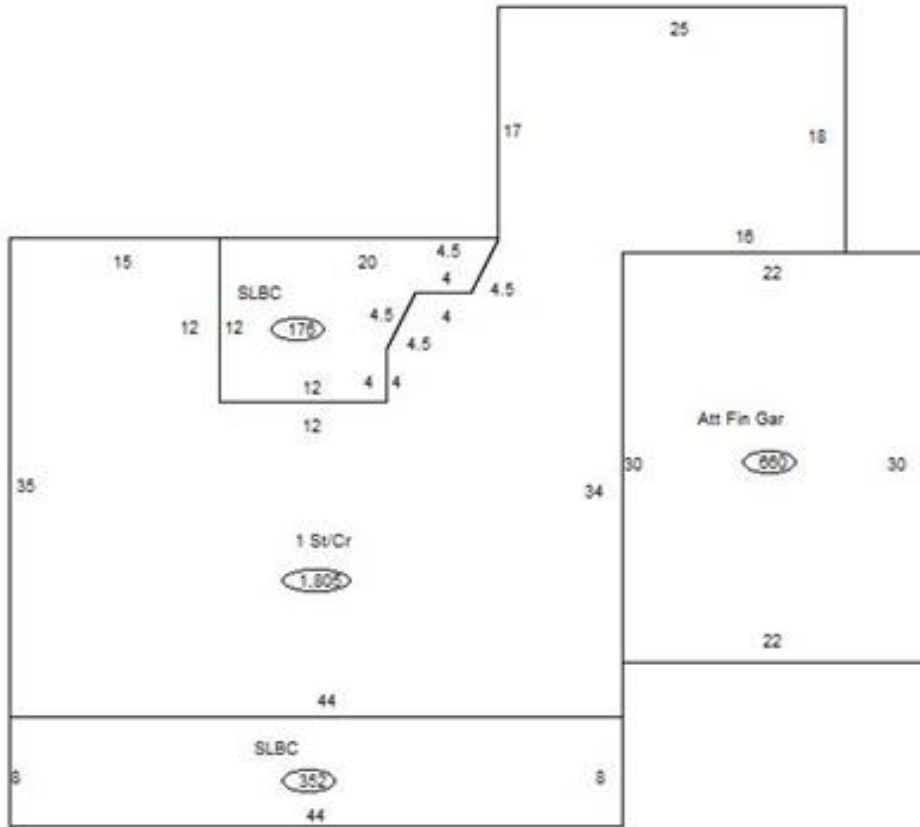
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Sketch Image

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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	1,805	1.000	1,805
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	PRCH		13	SLBC	352	1.000	352
4	M	PRCH		13	SLBC	176	1.000	176
<b>Total Building Area</b>						1,805		1,805



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x48x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.64 x 2,400)	63,936	63,936	23,656	40,280



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	7.000	92	92	643	643
RS	ROUGH STONY LAND	TMBR	20		0	6.430	36	36	231	231
<b>TMBR Totals</b>						13.430			874	874
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	8.000	108	108	864	864
<b>NTV PST Totals</b>						8.000			864	864
<b>Total Agland</b>						21.430			1,738	1,738