



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:31:00
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Assessment Data					Primary Image																																																																																																															
Account 660004751 Parcel ID 23N16E-05-2-00000-000-0000 Cadastral ID 05-23-16-01020 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 286688 THOMPSON, TODD S 7251 S 4140 RD TALALA OK 74080-0000 Parcel Location Situs 07251 S 4140 RD Subdivision Lot/Block / Parcel Size 10 - 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_0001 (6).JPG 1/7/2021</p>																																																																																																															
Legal Description Lat/Long: 36.50741472 -95.63147843 S 536.51' OF W 812' OF GOVT LOT 4																																																																																																																				
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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		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0001 (6).JPG 1/7/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,458 / 2,292
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 23



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,986	128.70	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.39	Total Misc Impr	+	12,458	
Roofing Adj	+ 3.65	Garage Cost	+	29,696	
Subfloor Adj	+ 0.00	Total RCN	=	333,834	
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	93,474	
Plumbing Adj	+ 7.75	Lump Sums	+	20,674	
Basement Adj	+ 0.00	RCNLD	=	261,034	
Adj Base Cost	= 127.26	Lot Value	+		
Total Area	x 2,292	Indicated Value	=	261,034	
Adjusted Cost	= 291,680	Value Per SqFt		113.89	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,034		
Lot Value			
Indicated Value	261,034	113.89	Per SqFt
Agland Value	330		
Site Improvements			
Total Value	261,364	114.03	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	6,429.63		6,430
WODC	WOOD DECK - COVERED	12079	24x8		192	44.24		8,494
PRCH	SLAB PORCH - COVERED	12080	9x7		63	29.33		1,848
PRCH	SLAB PORCH - COVERED	12081	24x6		144	29.03		4,180
WODO	WOOD DECK - OPEN	12082	1069		1,069	18.99	40%	12,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.557	92	92	143	143
TMBR Totals						1.557			143	143
RS	ROUGH STONY LAND	NTV PST	20			3.891	48	48	187	187
NTV PST Totals						3.891			187	187
Total Agland						5.448			330	330