



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 660005847 Parcel ID 23N16E-06-2-00000-000-0000 Cadastral ID 06-23-16-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 266261 HART, MELVIN & NANCY 10303 E 355 RD TALALA OK 74080-0000 Parcel Location Situs 10303 E 355 RD Subdivision Lot/Block / Parcel Size 79 - Acres Sec/Twn/Rng 6 / 23 / 16 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0015 (7).JPG 1/7/2021</p>														
Legal Description Lat/Long: 36.50481560 -95.64629784																			
LOT 5 LESS E 208.71' W 958.71' S 208.71' & SE NW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	0	Land Value 14,658	14,658	11%	1,612	Assessed	17,346	1,876.52											
Year Frozen	0	Improvements 218,929	143,038		15,734	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00											
TIF Project ID	0	Total Value 233,587	157,696		17,346	Total Taxable	16,346	1,782.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660005847	HART, MELVIN &	10	217,811	1000	15,841	1,728.00												
2024	2024-660005847	HART, MELVIN &	10	171,454	1000	15,351	1,622.00												
2023	2023-660005847	HART, MELVIN &	10	144,623	1000	14,874	1,560.00												
2022	2022-660005847	HART, MELVIN &	10	142,497	1000	14,412	1,506.00												
2021	2021-660005847	HART, MELVIN &	10	136,032	1000	13,963	1,470.00												
2020	2020-660005847	HART, MELVIN &	10	134,136	1000	13,755	1,469.00												
2019	2019-660005847	HART, MELVIN &	10	130,740	1000	13,381	1,403.00												
2018	2018-660005847	HART, MELVIN &	10	135,493	1000	13,904	1,507.00												
2017	2017-660005847	HART, MELVIN &	10	134,394	1000	13,783	1,580.00												
2016	2016-660005847	HART, MELVIN &	10	149,003	1000	15,390	1,608.00												
2015	2015-660005847	HART, MELVIN &	10	146,168	1000	15,078	1,490.00												
2014	2014-660005847	HART, MELVIN &	10	147,856	1000	14,832	1,463.00												
2013	2013-660005847	HART, MELVIN &	10	142,155	1000	14,371	1,372.00												



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Lot Data	
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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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,680
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	138,669		
Lot Value			
Indicated Value	138,669	82.54	Per SqFt
Agland Value	14,658		
Site Improvements	80,260		
Total Value	233,587	139.04	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.83	Total Misc Impr	+	7,281
Roofing Adj	+ 6.39	Garage Cost	+	
Subfloor Adj	+ -3.54	Total RCN	=	227,327
Heat/Cool Adj	+ 14.47	Depreciation (39%)	-	88,658
Plumbing Adj	+ 7.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	138,669
Adj Base Cost	= 130.98	Lot Value	+	
Total Area	x 1,680	Indicated Value	=	138,669
Adjusted Cost	= 220,046	Value Per SqFt		82.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13839	34x6		204	28.78		5,871
PRCH	SLAB PORCH - COVERED	13840	8x6		48	29.38		1,410
SHLT	STORM SHELTER			2022	1	0.00		



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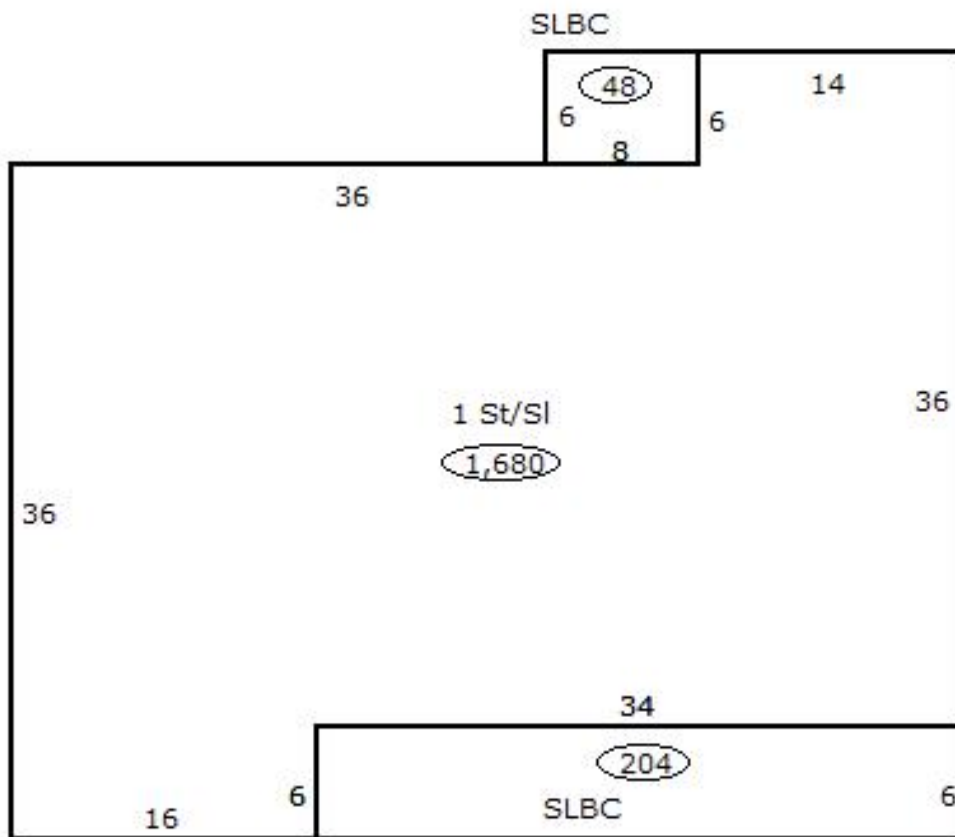
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	204	1.000	204
2	M	PRCH		13	SLBC	48	1.000	48
3	R	1	Slab	13	1 St/SI	1,680	1.000	1,680
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	54x60x16	Concrete	Formed Metal	3,240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (25.30 x 3,240)		81,972		81,972	20,493	61,479
	BNGP	Barn - General Purpose	40x48x8	Dirt	Formed Metal	1,920
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (19.18 x 1,920)		36,826		36,826	18,045	18,781



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	31.000	126	126	3,906	3,906
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	48.000	224	224	10,752	10,752
IMP PST Totals						79.000			14,658	14,658
Total Agland						79.000			14,658	14,658