



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:58:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005852 Parcel ID 23N16E-06-4-00000-000-0000 Cadastral ID 06-23-16-01100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 331313 BRIDGES, RICHARD E & DANNER, DONNA LYN 7616 WAR ACRES RD TALALA OK 74080-0000 Parcel Location Situs 07616 WAR ACRES RD Subdivision Lot/Block / Parcel Size 11.51 - Acres Sec/Twn/Rng 6 / 23 / 16 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">01/05/2021 12:45</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0034 (6).JPG 1/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.50260586 -95.63623786 TR IN NW NE SE DESC AS: BEG AT A PT 120.23' N & 716.76' W SE/C OF NE NE SE; W 280'; N 311.14'; E 280'; S 311.14' TO POB; & TR IN N2 NE SE DESC AS: BEG AT PT 431.37' N & 996.76' W SE/C NE NE SE; TH N 100'; TH E 280'; TH SE TO PT 305' E OF POB; TH S311.14'; TH W 25'; TH																																																																																																																									
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 Time 17:58:52
 Page 2

Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	509,368.00 x .31 = 155,656		
Factor Value			
Adjustments	1.0000		
Lot Value	155,656		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,818 / 1,818
Style	100% One Story
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	
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	292,568 160.93 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	189,747
Lot Value	155,656
Indicated Value	345,403 189.99 Per SqFt
Agland Value	
Site Improvements	120,849
Total Value	466,252 256.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.25	Total Misc Impr	+ 24,191
Roofing Adj	+ 4.69	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 266,185
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 85,179
Plumbing Adj	+ 8.53	Lump Sums	+ 8,741
Basement Adj	+ 0.00	RCNLD	= 189,747
Adj Base Cost	= 133.11	Lot Value	+ 155,656
Total Area	x 1,818	Indicated Value	= 345,403
Adjusted Cost	= 241,994	Value Per SqFt	189.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	13848	60x6		360	25.80		9,288
PRCH	SLAB PORCH - COVERED	13849	60x6		360	25.80		9,288
WODO	WOOD DECK - OPEN	13850	738		738	16.92	30%	8,741



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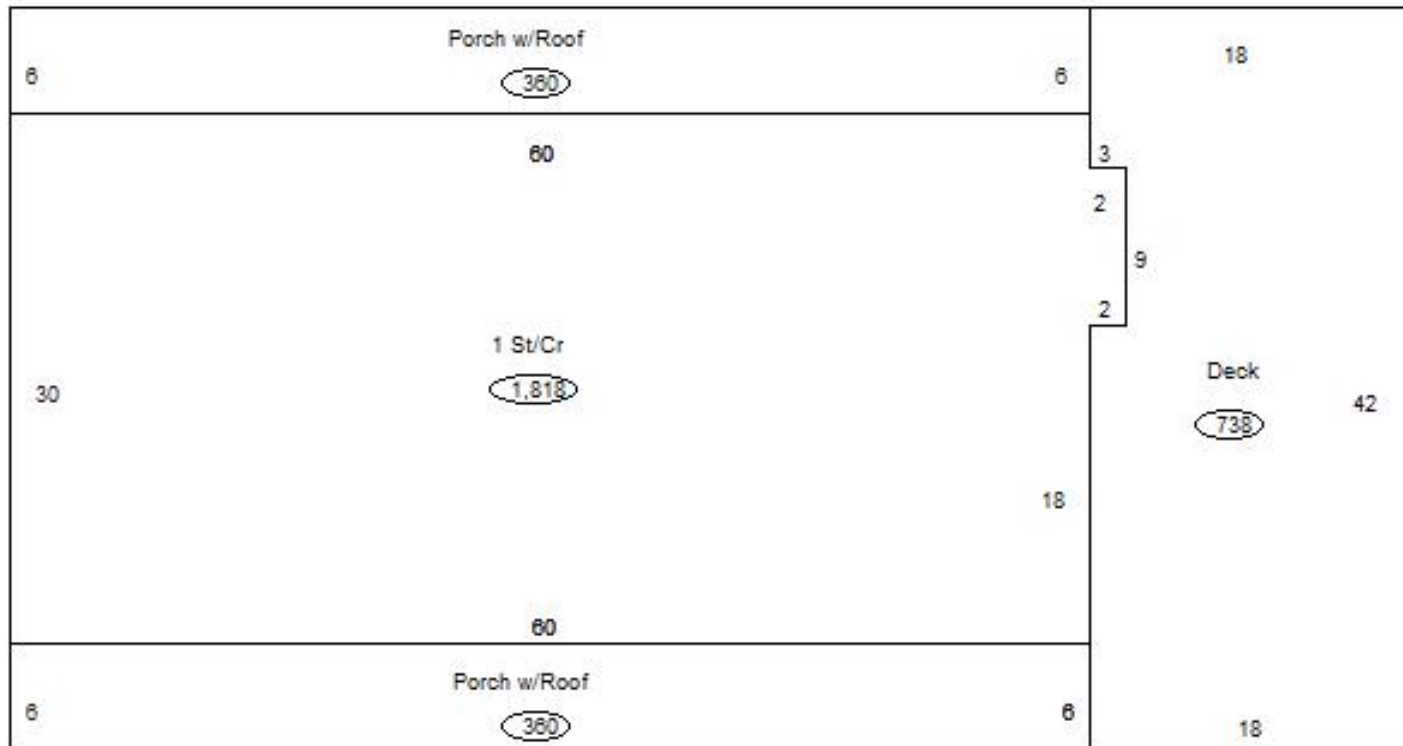
Date 04/17/2026

Time 17:58:52

Page 3

Sketch Image

660005852



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,818	1.000	1,818
2	M	PRCH		13	SLBC	360	1.000	360
3	M	PRCH		13	SLBC	360	1.000	360
4	M	WODO		13	WODO	738	1.000	738
Total Building Area						1,818		1,818



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Page 4

660005852

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x50x24		Formed Metal	1,200
	Qual 4	Cond 4	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (41.20 x 1,200)		49,440		49,440	1,483	47,957
PRCH		Slab Porch - Covered	12x50x0	Concrete	Formed Metal	600
Qual 3		Cond 3	Year 2022	Eff Age	3	
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (25.21 x 600)		15,126		15,126	2,269	12,857
PRCH		Slab Porch - Covered	12x50x8	Concrete	Formed Metal	600
Qual 3		Cond 3	Year 2022	Eff Age	3	
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (25.21 x 600)		15,126		15,126	2,269	12,857
UTIL		SHOP BUILDING	30x80x10	Concrete	Formed Metal	2,400
Qual 3		Cond 3	Year 2010	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (26.21 x 2,400)		62,904		62,904	15,726	47,178

