



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 660005863 Parcel ID 000000-00-0-00156-001-0005 Cadastral ID 06-23-16-02020 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 332493 MATHIS, JARED E 10755 CHEROKEE DR TALALA OK 74080-0000 Parcel Location Situs 10755 E CHEROKEE DR Subdivision CHEROKEE ACRES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 23 / 16 / 5 Neighborhood 1017 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\06082021\IMG_0008.JPG 6/8/2021</p>														
Legal Description Lat/Long: 36.50897053 -95.63455140																			
LOT 5 BLOCK 1 CHEROKEE ACRES					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>R20</td> <td>R22- POSS NEW SFR PER MRTGE</td> <td>11/2020</td> <td>01/2022</td> <td>300,422</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- POSS NEW SFR PER MRTGE	11/2020	01/2022	300,422
Number	Description	Opened	Closed	Amount															
R20	R22- POSS NEW SFR PER MRTGE	11/2020	01/2022	300,422															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	MCCARTNEY, TERRY W & KIMBA M	10/09/2020	41,000	WG										
					1208/341	FITZGERALD, RICHARD D &	12/28/1999	30,000	No										
					1057/592	READY, RICHARD M	03/03/1997	12,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2021		Land Value	35,531	35,531	11%	3,908	Assessed	30,911										
Year Frozen	0		Improvements	245,478	245,478		27,003	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	281,009	281,009		30,911	Total Taxable	30,911										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005863	MATHIS, JARED E			10	284,027	0	29,695	3,212.00										
2024	2024-660005863	MATHIS, JARED E			10	293,645	0	28,282	2,962.00										
2023	2023-660005863	MATHIS, JARED E			10	244,862	0	26,935	2,801.00										
2022	2022-660005863	MATHIS, JARED E			10	249,610	0	27,457	2,842.00										
2021	2021-660005863	MATHIS, JARED E			10	20,000	0	2,200	229.00										
2020	2020-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	207	22.00										
2019	2019-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	197	21.00										
2018	2018-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	187	20.00										
2017	2017-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	179	20.00										
2016	2016-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	170	17.00										
2015	2015-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	162	16.00										
2014	2014-660005863	MCCARTNEY, TERRY W & KIMBA M			10	10,000	0	154	15.00										
2013	2013-660005863	MCCARTNEY, TERRY W & KIMBA M			10	2,000	0	147	14.00										



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Lot Data		Square-Foot - NBHD 1017 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.3283		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	101,423.00 x .35 = 35,531		
Factor Value			
Adjustments	1.0000		
Lot Value	35,531		



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Residential Data	
Type	7 Modular Home
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,020 / 3,160
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	/
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	317,904 100.60 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	75.18	Total Misc Impr	+	2,024
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	257,668
Heat/Cool Adj	+ 0.00	Depreciation (8%)	-	20,613
Plumbing Adj	+ 5.72	Lump Sums	+	8,423
Basement Adj	+ 0.00	RCNLD	=	245,478
Adj Base Cost	= 80.90	Lot Value	+	35,531
Total Area	x 3,160	Indicated Value	=	281,009
Adjusted Cost	= 255,644	Value Per SqFt		88.93

Value Reconciliation

Selected Approach	Cost Approach
Improvements	245,478
Lot Value	35,531
Indicated Value	281,009 88.93 Per SqFt
Agland Value	
Site Improvements	
Total Value	281,009 88.93 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	151520	4x4		16	30.89		494
WODO	Wood Deck - Open	151521	4x4		16	30.89		494
WODC	Wood Deck - Covered	151522	27x5		135	44.30		5,981
PATO	Slab Porch - Open	151523	190		190	10.65		2,024
WODO	Wood Deck - Open	151524	7x7		49	29.68		1,454



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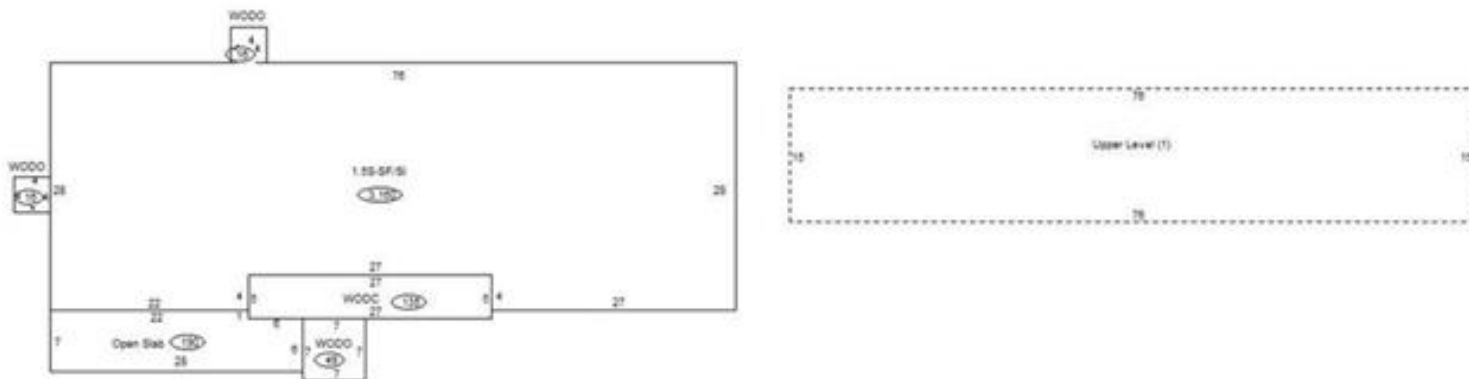
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Sketch Image

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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	1.5S-SF/SI	2,020	1.564	3,160
2	M	WODO		13	WODO	16	1.000	16
3	M	WODO		13	WODO	16	1.000	16
4	M	WODC		13	WODC	135	1.000	135
5	M	PATO		13	Open Slab	190	1.000	190
6	M	WODO		13	WODO	49	1.000	49
7	U	^UL		13	Upper Level (1)	1,140	1.000	1,140
Total Building Area						2,020		3,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.44 x 160)	4,070		4,070	4,070