




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:58:23
Page 1

Assessment Data	Primary Image																				
Account 660013518 Parcel ID 24N15E-13-3-00000-000-0000 Cadastral ID 13-24-15-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 209744 EDWARDS, JOE A & KIMBERLY 3903 S 4120 TALALA OK 74080-0000 Parcel Location Situs 03903 S 4120 RD Subdivision Lot/Block / Parcel Size 23.44 - Acres Sec/Twn/Rng 13 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS	 <p>660013518 09/09/24</p> <p>660013518_006.JPG 9/9/2024</p>																				
Legal Description Lat/Long: 36.55498478 -95.66531242	Building Permits																				
SW SW SW LESS N.153' SW SW SW & E2 SW SW LESS GOV'T & SW SE SW LESS GOV'T & LESS S 235' SW SW SW	<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																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>963/330</td> <td>EDWARDS, JODY B & WINNIE N</td> <td>07/07/1994</td> <td>94,000</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	963/330	EDWARDS, JODY B & WINNIE N	07/07/1994	94,000	No
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
963/330	EDWARDS, JODY B & WINNIE N	07/07/1994	94,000	No																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value 1,944	1,944	11%	214	Assessed	16,930	1,831.51	
Year Frozen	0	Improvements 187,628	151,961		16,716	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00	
TIF Project ID	0	Total Value 189,572	153,905		16,930	Total Taxable	15,930	1,737.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660013518	EDWARDS, JOE A &	10	153,484	1000	15,437	1,684.00	
2024	2024-660013518	EDWARDS, JOE A &	10	162,843	1000	14,958	1,581.00	
2023	2023-660013518	EDWARDS, JOE A &	10	140,846	1000	14,493	1,521.00	
2022	2022-660013518	EDWARDS, JOE A &	10	142,901	1000	14,719	1,537.00	
2021	2021-660013518	EDWARDS, JOE A &	10	151,302	1000	15,049	1,582.00	
2020	2020-660013518	EDWARDS, JOE A &	10	126,827	1000	12,951	1,384.00	
2019	2019-660013518	EDWARDS, JOE A &	10	123,590	1000	12,595	1,321.00	
2018	2018-660013518	EDWARDS, JOE A &	10	129,748	1000	12,215	1,326.00	
2017	2017-660013518	EDWARDS, JOE A &	10	128,381	1000	11,830	1,358.00	
2016	2016-660013518	EDWARDS, JOE A &	10	124,745	1000	11,457	1,200.00	
2015	2015-660013518	EDWARDS, JOE A &	10	120,318	1000	11,094	1,100.00	
2014	2014-660013518	EDWARDS, JOE A &	10	121,476	1000	10,742	1,063.00	
2013	2013-660013518	EDWARDS, JOE A &	10	116,069	1000	10,400	996.00	



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Date 04/17/2026
Time 08:58:23
Page 2

Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

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



660013518

09/09/24

660013518_006.JPG

9/9/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3 - Average
Architecture
Style 100% One Story
Exterior Wall 100% Veneer, Stone
Base/Total Area 2,092 / 2,092
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 4 Metal, Preformed
Area on Slab 2,092
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type
Remodel
Year/Eff Age 1975 / 38

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

Selection Model 1 Res
Adjustment Model A2 AO Test
Comparables
Indicated Value

Value Reconciliation

Selected Approach Cost Approach
Improvements 171,051
Lot Value
Indicated Value 171,051 81.76 Per SqFt
Aglard Value 1,944
Site Improvements 16,577
Total Value 189,572 90.62 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	107.56	Total Misc Impr	+	11,643
Roofing Adj	+ 5.22	Garage Cost	+	
Subfloor Adj	+ -2.38	Total RCN	=	283,729
Heat/Cool Adj	+ 12.39	Depreciation (45%)	-	127,678
Plumbing Adj	+ 7.26	Lump Sums	+	15,000
Basement Adj	+ 0.00	RCNLD	=	171,051
Adj Base Cost	= 130.06	Lot Value	+	
Total Area	x 2,092	Indicated Value	=	171,051
Adjusted Cost	= 272,086	Value Per SqFt		81.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	32483	28x5		140	25.96		3,634
PRCH	SLAB PORCH - COVERED	32484	24x4		96	26.10		2,506
WODC	WOOD DECK - COVERED	32485	43x12		516	29.07		15,000



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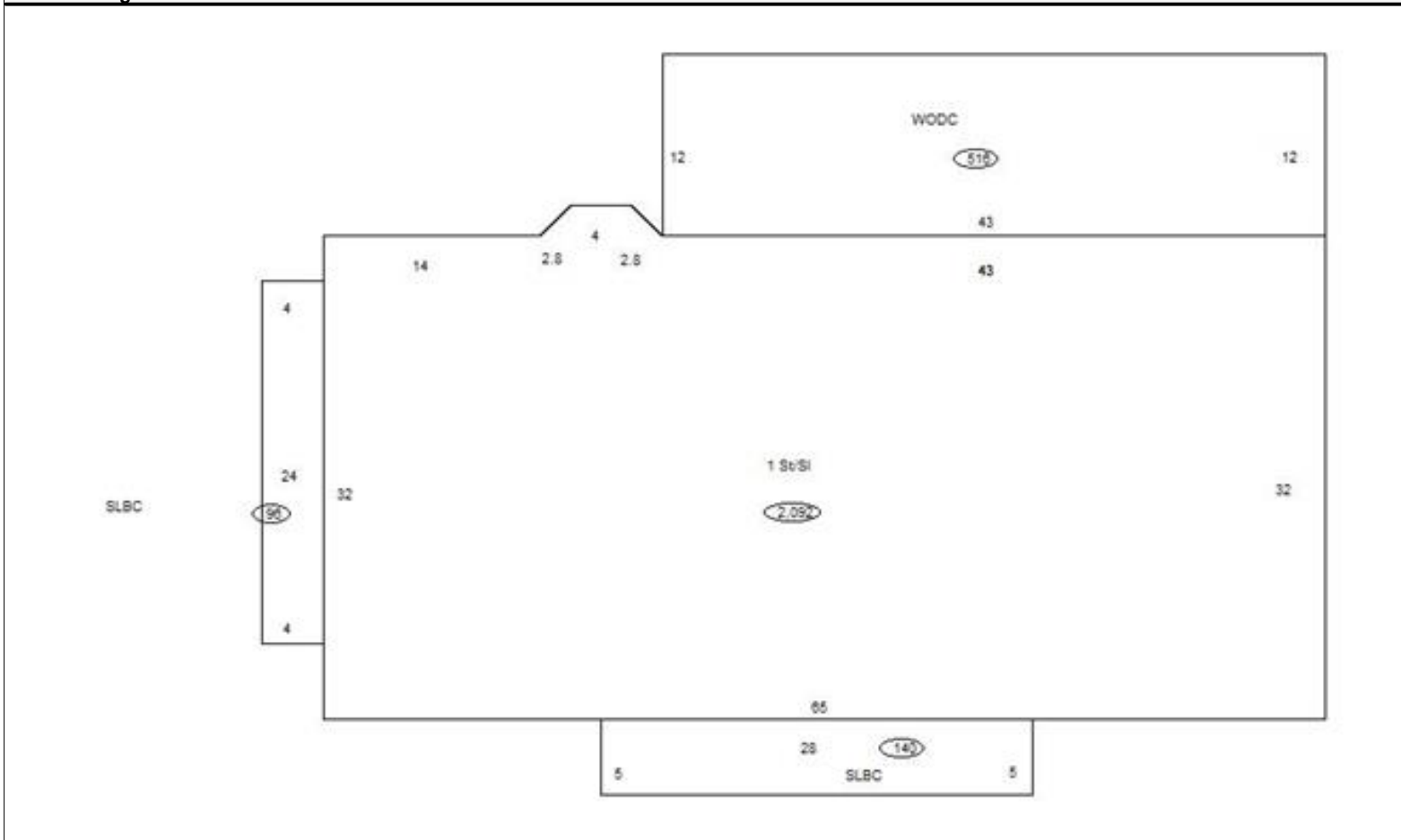
Date 04/17/2026

Time 08:58:23

Page 3

Sketch Image

660013518



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,092	1.000	2,092
2	M	PRCH		10	SLBC	140	1.000	140
3	M	PRCH		10	SLBC	96	1.000	96
4	M	WODC		10	WODC	516	1.000	516
Total Building Area						2,092		2,092



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Date 04/17/2026
 Time 08:58:23
 Page 4

660013518

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	45x25x0			1,125
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (12.15 x 1,125) 13,669		Modifier Total		RCN 13,669	Depr (31% Phys/ % Func) 4,237
	STF	STG FAIR	10x30x0			300
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (4.68 x 300) 1,404		Modifier Total		RCN 1,404	Depr (23% Phys/ % Func) 323
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 576) 9,216		Modifier Total		RCN 9,216	Depr (55% Phys/ % Func) 5,069
	LF	LOAFING SHED	18x25x0			450
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 450) 1,917		Modifier Total		RCN 1,917	Depr (0% Phys/ % Func)
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)



Rogers

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Date 04/17/2026
Time 08:58:23
Page 5

Agland Inventory

660013518

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	4.440	108	108	480	480
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	5.000	192	192	960	960
SO	SOGN SOILS	NTV PST	15		0	14.000	36	36	504	504
NTV PST Totals						23.440			1,944	1,944
Total Agland						23.440			1,944	1,944