



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660015834 <b>Parcel ID</b> 24N15E-16-1-00000-000-0000 <b>Cadastral ID</b> 16-24-15-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 334619 PINSART, CHRISTINA D & ISAAC L  6704 E 310 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06704 E 310 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 16 / 24 / 15 / 1 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660015834 09/11/24</p> <p>660015834_001.JPG 9/12/2024</p>														
<b>Legal Description</b> Lat/Long: 36.56658726 -95.71085370																			
<b>W2 E2 NW NE</b>					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	BD-KAT ENTERPRISES LLC	06/02/2021	250,000	YES										
					2384/655	HARPER, PAMELA G &	02/11/2014	136,500	YES										
					877/682	SELLER	03/27/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
<b>Remove Cap</b>	2022		<b>Land Value</b>	96,714	96,714	11%	10,639	<b>Assessed</b>	19,476										
<b>Year Frozen</b>	0		<b>Improvements</b>	80,334	80,334		8,837	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	177,048	177,048		19,476	<b>Total Taxable</b>	19,476										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660015834	PINSART, CHRISTINA D & ISAAC L			10	176,105	0	19,372	2,095.00										
2024	2024-660015834	PINSART, CHRISTINA D & ISAAC L			10	177,798	0	19,558	2,048.00										
2023	2023-660015834	PINSART, CHRISTINA D & ISAAC L			10	250,000	0	27,500	2,859.00										
2022	2022-660015834	PINSART, CHRISTINA D & ISAAC L			10	249,295	0	27,422	2,838.00										
2021	2021-660015834	PINSART, CHRISTINA D & ISAAC L			10	141,292	0	15,542	1,620.00										
2020	2020-660015834	BD-KAT ENTERPRISES LLC			10	170,033	0	16,927	1,791.00										
2019	2019-660015834	BD-KAT ENTERPRISES LLC			10	153,484	0	16,121	1,674.00										
2018	2018-660015834	BD-KAT ENTERPRISES LLC			10	151,065	0	15,353	1,649.00										
2017	2017-660015834	BD-KAT ENTERPRISES LLC			10	149,446	0	14,622	1,662.00										
2016	2016-660015834	BD-KAT ENTERPRISES LLC			10	107,399	0	11,814	1,223.00										
2015	2015-660015834	BD-KAT ENTERPRISES LLC			10	111,027	0	12,213	1,196.00										
2014	2014-660015834	BD-KAT ENTERPRISES LLC			10	89,024	1000	8,243	818.00										
2013	2013-660015834	HARPER, PAMELA G &			10	81,583	1000	7,974	766.00										



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Lot Data		Square-Foot - NBHD 4040 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	9.3512		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	407,339.00 x .24 = 96,714		
Factor Value			
Adjustments	1.0000		
Lot Value	96,714		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	96,714
Indicated Value	96,714 0.00 Per SqFt
Agland Value	
Site Improvements	23,520
Total Value	120,234 0.00 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	96,714
Total Area	x	Indicated Value	=	96,714
Adjusted Cost	= 0	Value Per SqFt		0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			1	2016	1	0.00	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	14x24x0			336
	Qual 3	Cond 3	Year 2016	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (35.00 x 336)		11,760		11,760		11,760
	PFS	PORTABLE FRAME STRUCTURE	14x24x0			336
	Qual 3	Cond 3	Year 2016	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (35.00 x 336)		11,760		11,760		11,760
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x )						
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.50 x )						



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 48 x 28
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 21

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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	

Cost Approach				Manual : 01/2025			
Base Cost	37.50	Total Misc Impr	+	0			
Roofing Adj	+ 3.15	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	74,390			
Heat/Cool Adj	+ 3.79	Depreciation ( 54%)	-	40,171			
Plumbing Adj	+ 10.91	Lump Sums	+	22,595			
Basement Adj	+ 0.00	RCNLD	=	56,814			
Adj Base Cost	= 55.35	Lot Value	+				
Total Area	x 1,344	Indicated Value	=	56,814			
Adjusted Cost	= 74,390	Value Per SqFt		42.27			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,814		
Lot Value			
Indicated Value	56,814	42.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	56,814	42.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132291	48x10		480	33.42		16,042
WODC	WOOD DECK - COVERED	132292	13x10		130	50.41		6,553



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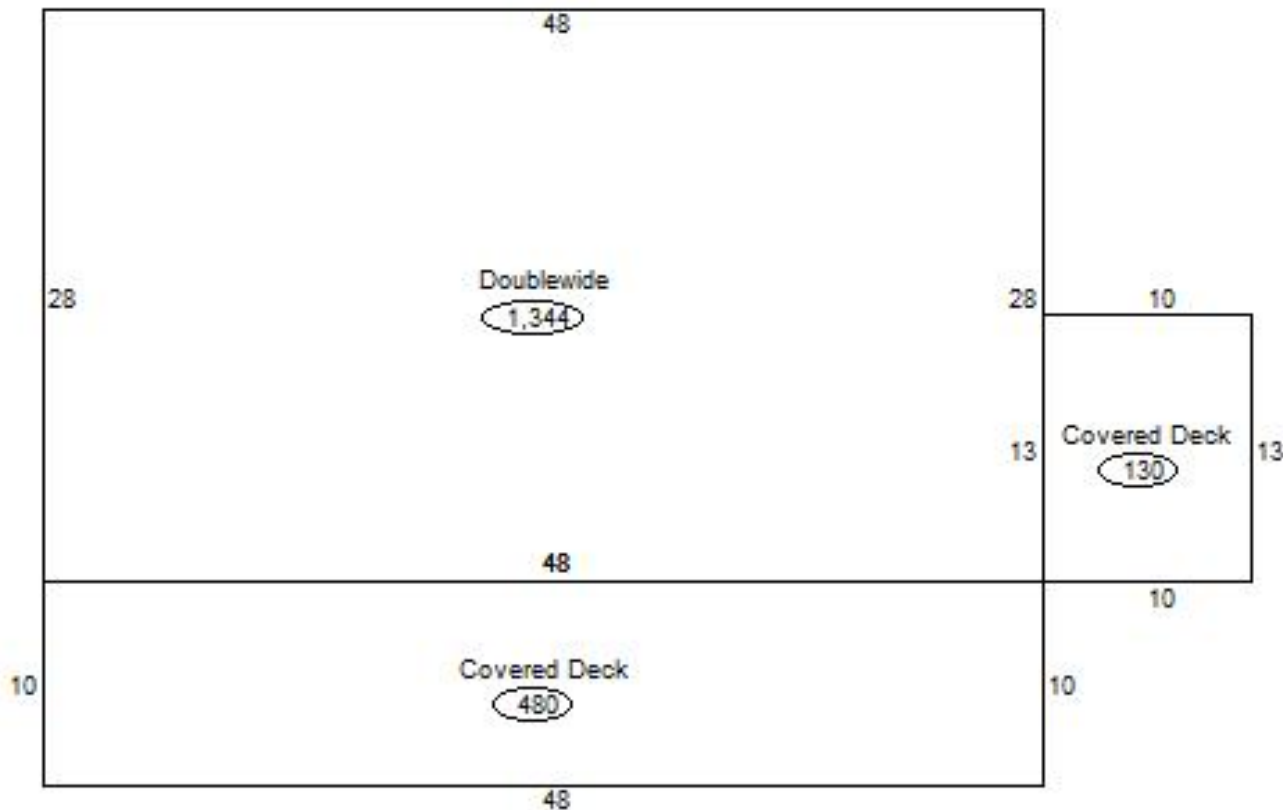
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,344	1.000	1,344
2	M	WODC		13	WODC	480	1.000	480
3	M	WODC		13	WODC	130	1.000	130
<b>Total Building Area</b>						1,344		1,344