



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:49:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015847 <b>Parcel ID</b> 000000-00-0-00003-002-0005 <b>Cadastral ID</b> 16-24-16-00590 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 305252 LOWDER, JAMES E &  JEANNA 3165 ALLENS POINT DR TALALA OK 74080-0000					<p>\\tsclient\C\Users\CB\Pictures\2020-02-19\IMG_0098.JPG 2/19/2020</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 03165 S ALLENS POINT DR <b>Subdivision</b> ALLENS POINT <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> .99 - Lots <b>Sec/Twn/Rng</b> 16 / 24 / 16 / 5 <b>Neighborhood</b> 1001 - R-V02-NE OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.56474804 -95.60964333 LOT 5 BLOCK 2 ALLEN'S POINT LESS TR BEG AT SWLY/C LOT5; N42 29-43E ALG WLY/L 15.58';S54-48-59E 10.72'; S35-11-00W 14.24' TO SLY/L LOT 5; N60-13-11W ALG SLY/ 12.75' TO POB ( 96.92 SQ FT M/L).					<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>R12</td> <td>R12-POSS SFR</td> <td>09/2011</td> <td>09/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-POSS SFR	09/2011	09/2011																																																																																																							
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Lot Data		Square-Foot - NBHD 1001 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.393	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LOCATION	0
Method	Square-Foot	
Base Lot Value	17,121.00 x .94 = 16,094	
Factor Value		
Adjustments	1.0000	
Lot Value	16,094	



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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% Veneer, Masonry
Base/Total Area	1,502 / 1,502
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,502
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2011 / 11

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	236,094 157.19 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	234,305
Lot Value	16,094
Indicated Value	250,399 166.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	250,399 166.71 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	116.76	Total Misc Impr	+	21,275
Roofing Adj	+ 5.56	Garage Cost	+	24,139
Subfloor Adj	+ -3.58	Total RCN	=	263,264
Heat/Cool Adj	+ 14.47	Depreciation ( 11%)	-	28,959
Plumbing Adj	+ 11.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	234,305
Adj Base Cost	= 145.04	Lot Value	+	16,094
Total Area	x 1,502	Indicated Value	=	250,399
Adjusted Cost	= 217,850	Value Per SqFt		166.71

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	38118	29x6		174	28.91		5,030
PRCH	SLAB PORCH - COVERED	38119	29x7		203	28.79		5,844
PATO	SLAB PORCH - OPEN	38120	29x12		348	9.85		3,428
PATO	SLAB PORCH - OPEN	146576	7x6		42	12.93		543



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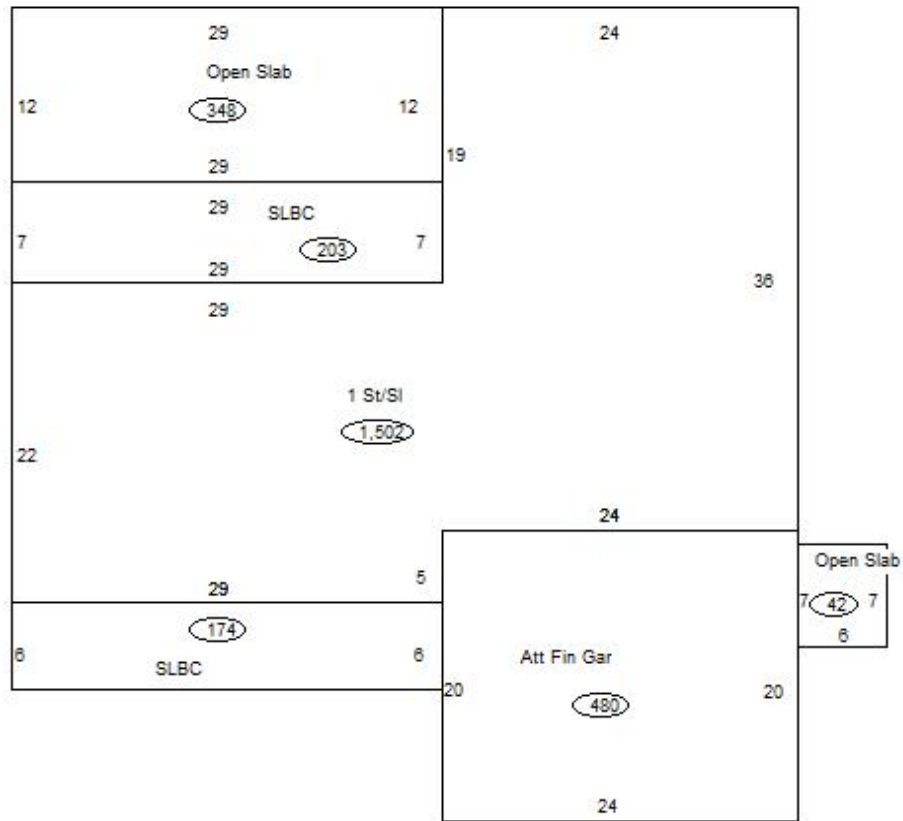
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Sketch Image

660015847



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,502	1.000	1,502
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PRCH		13	SLBC	203	1.000	203
5	M	PATO		13	Open Slab	348	1.000	348
6	M	PATO		13	Open Slab	42	1.000	42
<b>Total Building Area</b>						1,502		1,502