




# 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> 660016506 <b>Parcel ID</b> 24N15E-17-3-00000-000-0000 <b>Cadastral ID</b> 17-24-15-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 319816 BUTCHER, TERRY GENE & COETA FAYE-TRUST  5021 E 320 RD TALALA OK 74080-3548  <b>Parcel Location</b> <b>Situs</b> 05021 E 320 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 17 / 24 / 15 / 3 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS	 <p>660016506 09/24/24</p> <p>660016506_010.JPG 10/1/2024</p>																				
<b>Legal Description</b> Lat/Long: 36.55748219 -95.73839563 W2 SW	<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> <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	<b>Sale History</b> <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>2587/263</td> <td>BUTCHER, COETA FAYE &amp;</td> <td>10/24/2016</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2587/263	BUTCHER, COETA FAYE &	10/24/2016	0	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2587/263	BUTCHER, COETA FAYE &	10/24/2016	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value 14,658	14,658	11%	1,612	Assessed	27,679	2,994.36	
Year Frozen	0	Improvements 288,116	236,974		26,067	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	
TIF Project ID	0	Total Value 302,774	251,632		27,679	Total Taxable	26,679	2,900.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660016506	BUTCHER, TERRY GENE &	10	262,916	1000	25,873	2,813.00	
2024	2024-660016506	BUTCHER, TERRY GENE &	10	272,911	1000	25,091	2,642.00	
2023	2023-660016506	BUTCHER, TERRY GENE &	10	235,117	1000	24,331	2,544.00	
2022	2022-660016506	BUTCHER, TERRY GENE &	10	224,526	1000	23,593	2,456.00	
2021	2021-660016506	BUTCHER, TERRY GENE &	10	217,062	1000	22,877	2,399.00	
2020	2020-660016506	BUTCHER, TERRY GENE &	10	202,391	1000	21,156	2,252.00	
2019	2019-660016506	BUTCHER, TERRY GENE &	10	195,552	1000	20,511	2,143.00	
2018	2018-660016506	BUTCHER, TERRY GENE &	10	203,654	1000	20,249	2,188.00	
2017	2017-660016506	BUTCHER, TERRY GENE &	10	201,563	1000	19,630	2,245.00	
2016	2016-660016506	BUTCHER, COETA FAYE &	10	198,587	1000	19,030	1,984.00	
2015	2015-660016506	BUTCHER, COETA FAYE &	10	194,551	1000	18,446	1,820.00	
2014	2014-660016506	BUTCHER, COETA FAYE &	10	200,284	1000	17,880	1,761.00	
2013	2013-660016506	BUTCHER, COETA FAYE &	10	190,831	1000	17,330	1,652.00	



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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



660016506\_010.JPG

09/24/24

10/1/2024

### Residential Data

Type 1 Single Family Residence  
 Condition 3 - Average  
 Quality 3 - Average  
 Architecture  
 Style 100% One Story  
 Exterior Wall 90% Veneer, Stone 10% Frame, Siding, Wood  
 Base/Total Area 2,632 / 2,632  
 Style 100% One Story  
 HVAC 100% Warmed & Cooled Air  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 2,632  
 Fixture/RghIn 11 /  
 Bed/F/H Bath 3 / 2.0 /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age 1980 / 35

### 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	193,114		
Lot Value			
Indicated Value	193,114	73.37	Per SqFt
Agland Value	14,658		
Site Improvements	95,002		
Total Value	495,888	188.41	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	101.78	Total Misc Impr	+	15,535
Roofing Adj	+ 5.03	Garage Cost	+	
Subfloor Adj	+ -2.15	Total RCN	=	338,797
Heat/Cool Adj	+ 12.39	Depreciation ( 43%)	-	145,683
Plumbing Adj	+ 5.77	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	193,114
Adj Base Cost	= 122.82	Lot Value	+	
Total Area	x 2,632	Indicated Value	=	193,114
Adjusted Cost	= 323,262	Value Per SqFt		73.37

### 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
PRCH	SLAB PORCH - COVERED	39563	20x10		200	25.77		5,154
PRCH	SLAB PORCH - COVERED	39564	27x7		189	25.81		4,878



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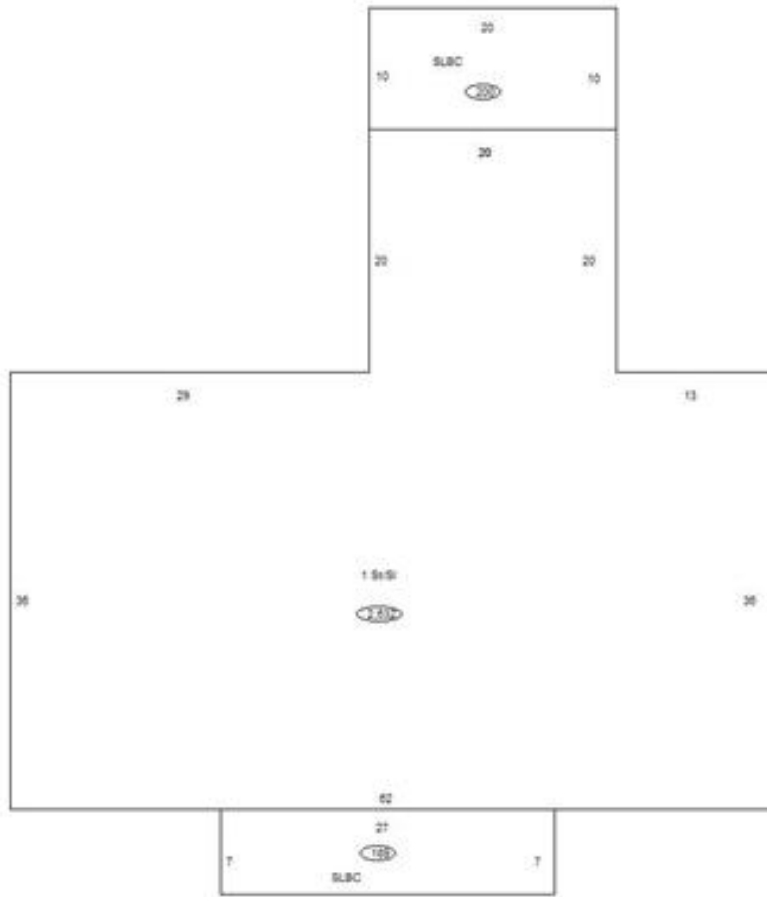
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,632	1.000	2,632
2	M	PRCH		10	SLBC	200	1.000	200
3	M	PRCH		10	SLBC	189	1.000	189
<b>Total Building Area</b>						2,632		2,632



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x60x0			1,800	
	Qual 2	Cond 3	Year 2020	Eff Age	5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.45 x 1,800)		47,610		47,610	4,285	43,325
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual 2	Cond 3	Year 2009	Eff Age	13		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 720)		11,520		11,520	3,226	8,294
	UTIL	SHOP BUILDING	0x0x0			2,280	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.15 x 2,280)		59,622		59,622	20,868	38,754
	BARN	BARN	0x0x0			460	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.48 x 460)		4,821		4,821	3,857	964
	LT	LEAN-TO	0x0x0			1,500	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 1,500)		4,380		4,380	1,533	2,847
	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 )						
	LF	LOAFING SHED	12x20x0			240	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 240)		1,022		1,022	204	818



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.186	54	54	10	10
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.048	168	168	8	8
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			25.163	120	120	3,020	3,020
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			54.603	213	213	11,620	11,620
<b>IMP PST Totals</b>						80.000			14,658	14,658
<b>Total Agland</b>						80.000			14,658	14,658