



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 660017824 Parcel ID 000000-00-0-00858-002-0005 Cadastral ID 19-24-16-01580 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 104824 LARGE, RONALD D & VINITA L 10276 E JOE'S RD TALALA OK 74080-0000 Parcel Location Situs 10276 JOE'S RD Subdivision VADA POINT Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 24 / 16 / 5 Neighborhood 1134 - R-V02-OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-21\IMG_0009.JPG 2/21/2020</p>														
Legal Description Lat/Long: 36.55345351 -95.64585250																			
LOT 5 BLOCK 2 VADA POINT					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2619/696	LARGE, RONALD D	03/20/2017	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0		Land Value 49,026	11,767	11%	1,294	Assessed	4,278	462.80										
Year Frozen	2020		Improvements 113,037	27,130		2,984	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 162,063	38,897		4,278	Total Taxable	3,278	369.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017824	LARGE, RONALD D &			10	158,452	1000	3,279	369.00										
2024	2024-660017824	LARGE, RONALD D &			10	124,327	1000	3,278	357.00										
2023	2023-660017824	LARGE, RONALD D &			10	39,356	1000	3,278	355.00										
2022	2022-660017824	LARGE, RONALD D &			10	39,442	1000	3,279	354.00										
2021	2021-660017824	LARGE, RONALD D &			10	40,541	1000	3,278	355.00										
2020	2020-660017824	LARGE, RONALD D &			10	38,897	1000	3,279	361.00										
2019	2019-660017824	LARGE, RONALD D &			10	38,825	1000	3,271	353.00										
2018	2018-660017824	LARGE, RONALD D &			10	47,407	1000	4,215	467.00										
2017	2017-660017824	LARGE, RONALD D &			10	47,026	1000	4,148	484.00										
2016	2016-660017824	LARGE, RONALD D			10	45,435	1000	3,998	428.00										
2015	2015-660017824	LARGE, RONALD D			10	44,828	1000	3,931	398.00										
2014	2014-660017824	LARGE, RONALD D			10	47,033	1000	4,150	418.00										
2013	2013-660017824	LARGE, RONALD D			10	46,300	1000	4,000	390.00										



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Lot Data		Square-Foot - NBHD 1134 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3752		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	16,342.00 x 3.00 = 49,026		
Factor Value			
Adjustments	1.0000		
Lot Value	49,026		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,680
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	147,601 87.86 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	113,037
Lot Value	49,026
Indicated Value	162,063 96.47 Per SqFt
Agland Value	
Site Improvements	
Total Value	162,063 96.47 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.91	Total Misc Impr	+ 7,705
Roofing Adj	+ 3.93	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 189,380
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 83,327
Plumbing Adj	+ 3.66	Lump Sums	+ 6,984
Basement Adj	+ 0.00	RCNLD	= 113,037
Adj Base Cost	= 108.14	Lot Value	+ 49,026
Total Area	x 1,680	Indicated Value	= 162,063
Adjusted Cost	= 181,675	Value Per SqFt	96.47

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1	1	6,350.40		6,350
WODC	WOOD DECK - COVERED	43045	18x8		144	43.51	50%	3,133
PATO	SLAB PORCH - OPEN	146587	12x10		120	11.29		1,355
WODO	Wood Deck - Open	166167	16x10		160	24.07		3,851



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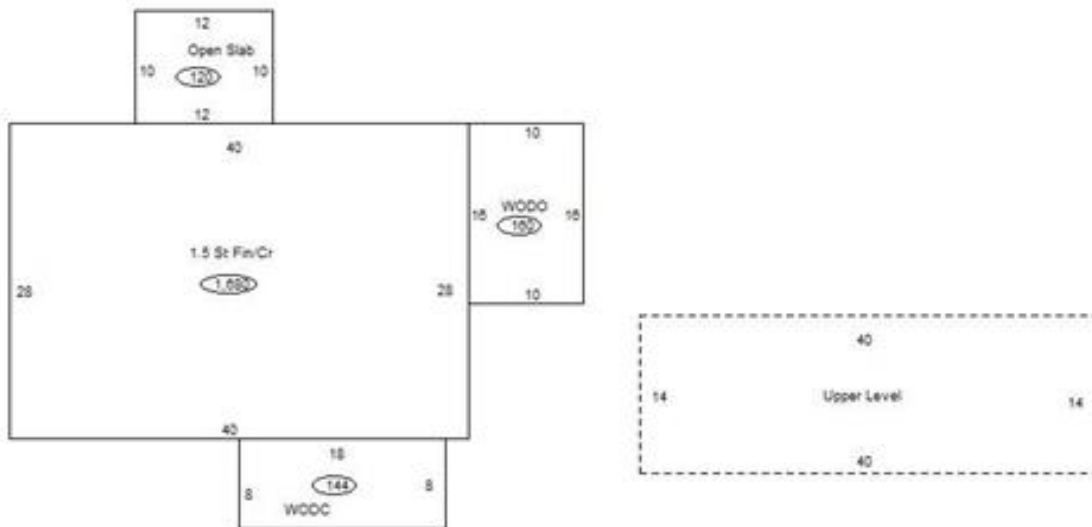
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,120	1.500	1,680
2	M	WODC		13	WODC	144	1.000	144
3	U	^UL		13	Upper Level	560	1.000	560
4	M	PATO		13	Open Slab	120	1.000	120
5	M	WODO		13	WODO	160	1.000	160
Total Building Area						1,120		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
	Qual 3	Cond 3.5	Year 2005	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 400)		1,844		1,844	1,844	
	SHDS	Shed - Small	6x6x8	Plank	Formed Metal	36
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (32.38 x 36)		1,166		1,166	1,166	