



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 660017833 Parcel ID 000000-00-0-00858-003-0002 Cadastral ID 19-24-16-01670 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 309089 KIRK, HOWARD L & JACKIE L 4212 S CEDAR LN TALALA OK 74080-0000 Parcel Location Situs 04212 S CEDAR LN Subdivision VADA POINT Lot/Block 0002 / 0003 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\2020-02-20\IMG_0110.JPG 2/20/2020</p>																																																	
Legal Description Lat/Long: 36.55242008 -95.64537537																																																						
LOT 2 BLOCK 3 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2304/447	BRADY, PAUL J	02/07/2013	37,500	YES																																													
					921/62	ROWDEN, CHARLES W &	07/01/1993	20,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value 61,224</td> <td>8,012</td> <td>11%</td> <td>881</td> <td>Assessed</td> <td>6,041</td> <td>653.52</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 126,107</td> <td>46,907</td> <td> </td> <td>5,160</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 187,331</td> <td>54,919</td> <td> </td> <td>6,041</td> <td>Total Taxable</td> <td>6,041</td> <td>654.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2014	Land Value 61,224	8,012	11%	881	Assessed	6,041	653.52	Year Frozen	0	Improvements 126,107	46,907		5,160	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 187,331	54,919		6,041	Total Taxable	6,041	654.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017833	KIRK, HOWARD L & JACKIE L	10	186,271	0	5,753	623.00																																															
2024	2024-660017833	KIRK, HOWARD L & JACKIE L	10	150,795	0	5,479	574.00																																															
2023	2023-660017833	KIRK, HOWARD L & JACKIE L	10	47,442	0	5,219	543.00																																															
2022	2022-660017833	KIRK, HOWARD L & JACKIE L	10	48,994	0	5,336	552.00																																															
2021	2021-660017833	KIRK, HOWARD L & JACKIE L	10	47,391	0	5,082	530.00																																															
2020	2020-660017833	KIRK, HOWARD L & JACKIE L	10	44,091	0	4,840	512.00																																															
2019	2019-660017833	KIRK, HOWARD L & JACKIE L	10	41,902	0	4,609	478.00																																															
2018	2018-660017833	KIRK, HOWARD L & JACKIE L	10	46,396	0	4,495	483.00																																															
2017	2017-660017833	KIRK, HOWARD L & JACKIE L	10	45,928	0	4,281	487.00																																															
2016	2016-660017833	KIRK, HOWARD L & JACKIE L	10	37,067	0	4,077	422.00																																															
2015	2015-660017833	KIRK, HOWARD L & JACKIE L	10	37,046	0	4,075	400.00																																															
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2013	2013-660017833	KIRK, HOWARD L & JACKIE L	10	52,848	1000	3,927	383.00																																															



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Lot Data		Square-Foot - NBHD 1134 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4685		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	20,408.00 x 3.00 = 61,224		
Factor Value			
Adjustments	1.0000		
Lot Value	61,224		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	928 / 928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	520 Carport - Gable Roof
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	161,774 174.33 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	114,859
Lot Value	61,224
Indicated Value	176,083 189.74 Per SqFt
Agland Value	
Site Improvements	11,248
Total Value	187,331 201.87 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.95	Total Misc Impr	+ 38,520
Roofing Adj	+ 6.22	Garage Cost	+ 5,117
Subfloor Adj	+ 0.00	Total RCN	= 171,181
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 59,913
Plumbing Adj	+ 6.63	Lump Sums	+ 3,591
Basement Adj	+ 0.00	RCNLD	= 114,859
Adj Base Cost	= 137.44	Lot Value	+ 61,224
Total Area	x 928	Indicated Value	= 176,083
Adjusted Cost	= 127,544	Value Per SqFt	189.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	43058	13x12		156	69.52		10,845
EPSW	ENCLOSED PORCH - SOLID WALL	43059	13x12		156	69.52		10,845
WODC	Wood Deck - Covered	166171	12x6		72	49.87		3,591
EPSW	Enclosed Porch - Solid Wall	166172	16x12		192	69.22		13,290
SHDS	Shed - Small	166173	16x8		128	27.66		3,540



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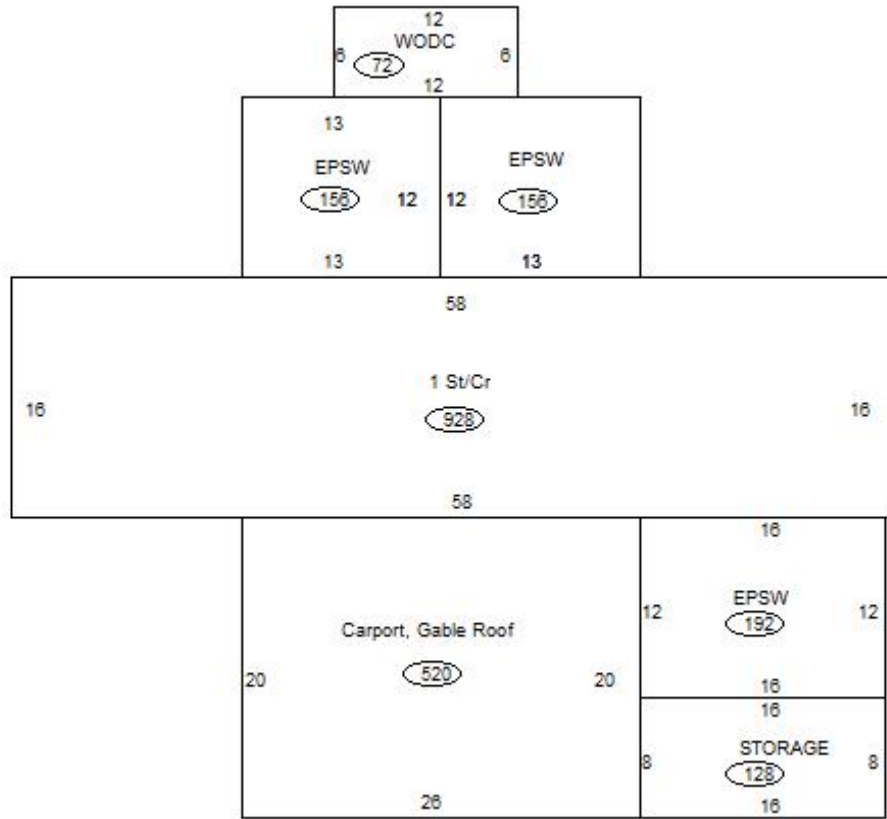
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	928	1.000	928
2	G	3		13	Carport, Gable Roof	520	1.000	520
3	M	EPSW		13	EPSW	156	1.000	156
4	M	EPSW		13	EPSW	156	1.000	156
5	M	WODC		13	WODC	72	1.000	72
6	M	EPSW		13	EPSW	192	1.000	192
7	M	SHDS		13	STORAGE	128	1.000	128
Total Building Area						928		928



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	16x12x0	Plank		192
	Qual 3.5	Cond 3	Year 2022	Eff Age 3		

	Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25.29 x 192)	4,856		4,856	728



	BNGP	BARN	10x34x10	Gravel	Formed Metal	340
	Qual 3	Cond 3	Year 2018	Eff Age 6		

	Valuation Summary	Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (23.53 x 340)	8,000		8,000	880