



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:15:54
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Assessment Data					Primary Image																																																																																																																				
Account 660017835 Parcel ID 000000-00-0-00858-003-0004 Cadastral ID 19-24-16-01690 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 341952 HUSBAND, AMBER & ARTHUR 4232 S CEDAR LN TALALA OK 74080-0000 Parcel Location Situs 04232 S CEDAR LN Subdivision VADA POINT Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 24 / 16 / 5 Neighborhood 1134 - R-V02-OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.55200792 -95.64514337																																																																																																																									
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Lot Data		Square-Foot - NBHD 1134 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4655		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	20,278.00 x 3.00 = 60,834		
Factor Value			
Adjustments	1.4794		
Lot Value	89,998		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1969 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	111,073 72.31 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	181,860 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	115,160
Lot Value	89,998
Indicated Value	205,158 133.57 Per SqFt
Agland Value	
Site Improvements	
Total Value	205,158 133.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.39	Total Misc Impr	+ 0
Roofing Adj	+ 4.93	Garage Cost	+ 0
Subfloor Adj	+ 1.09	Total RCN	= 179,789
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 80,905
Plumbing Adj	+ 9.17	Lump Sums	+ 16,276
Basement Adj	+ 0.00	RCNLD	= 115,160
Adj Base Cost	= 117.05	Lot Value	+ 89,998
Total Area	x 1,536	Indicated Value	= 205,158
Adjusted Cost	= 179,789	Value Per SqFt	133.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	43064	32x8		256	31.79		8,138
WODC	WOOD DECK - COVERED	146594	32x8		256	31.79		8,138



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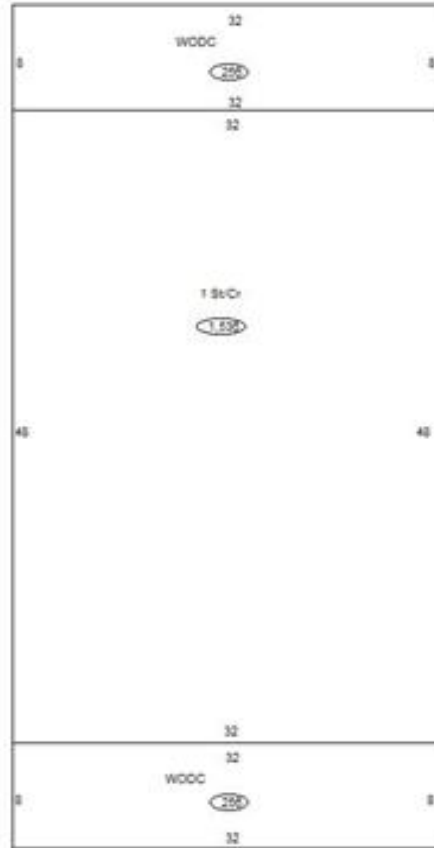
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Sketch Image

660017835



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,536	1.000	1,536
2	M	WODC		10	WODC	256	1.000	256
3	M	WODC		10	WODC	256	1.000	256
Total Building Area						1,536		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3.5	Cond 3.5	Year 2009	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (26.06 x 144)		3,753			3,753	3,753