



# 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> 660017838 <b>Parcel ID</b> 000000-00-0-00858-003-0007 <b>Cadastral ID</b> 19-24-16-01720 <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> 336982 SEIDLE, SANDRA & PATRICK ROSE  4262 S CEDAR LN TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 04262 S CEDAR LN <b>Subdivision</b> VADA POINT <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 24 / 16 / 5 <b>Neighborhood</b> 1134 - R-V02-OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-20\IMG_0089.JPG 2/20/2020</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.55139214 -95.64476838																																																																																																																									
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Lot Data		Square-Foot - NBHD 1134 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4638	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	20,203.00 x 3.00 =	60,609
Factor Value		
Adjustments	1.0000	
Lot Value	60,609	



Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,312 / 1,312
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 37

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	118,908 90.63 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	85,630 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	99,985
Lot Value	60,609
Indicated Value	160,594 122.40 Per SqFt
Agland Value	
Site Improvements	3,758
Total Value	164,352 125.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.40	Total Misc Impr	+ 11,749
Roofing Adj	+ 5.90	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 178,544
Heat/Cool Adj	+ 6.14	Depreciation ( 44%)	- 78,559
Plumbing Adj	+ 4.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 99,985
Adj Base Cost	= 127.13	Lot Value	+ 60,609
Total Area	x 1,312	Indicated Value	= 160,594
Adjusted Cost	= 166,795	Value Per SqFt	122.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	43073	8x4		32	26.83		859
PATO	SLAB PORCH - OPEN	43074	464		464	8.60		3,990
PRCH	SLAB PORCH - COVERED	43075	8x6		48	26.78		1,285



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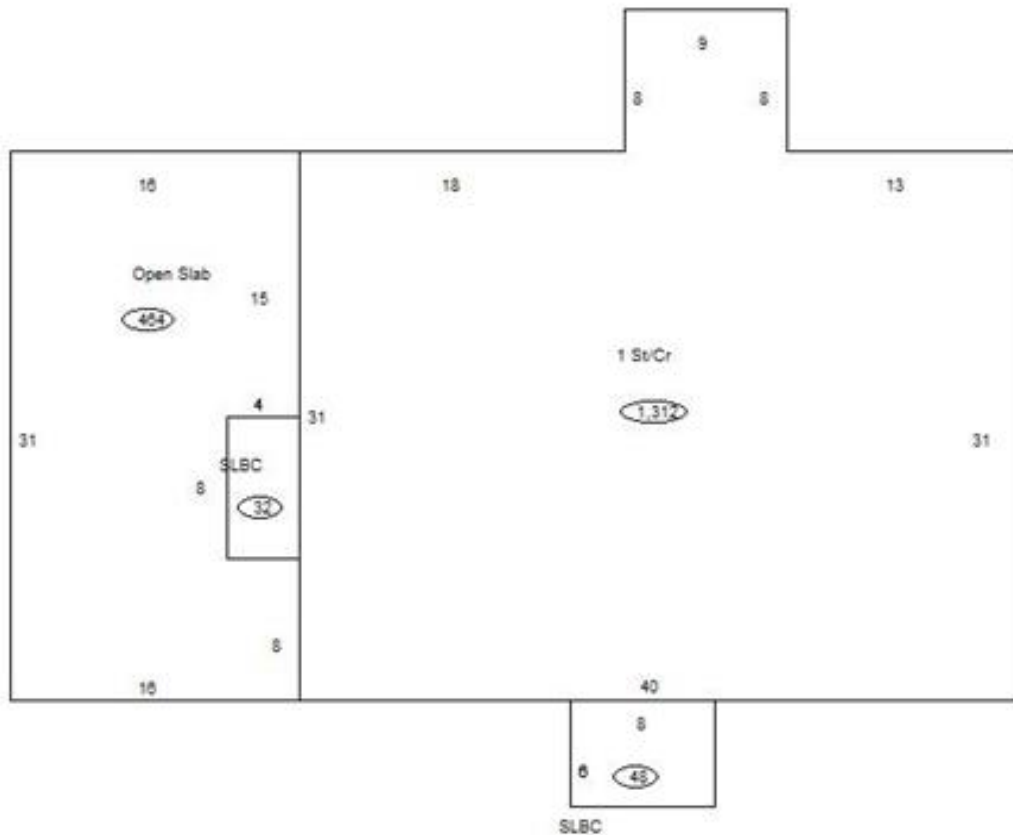
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### Sketch Image

660017838



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,312	1.000	1,312
2	M	PRCH		10	SLBC	32	1.000	32
3	M	PATO		10	Open Slab	464	1.000	464
4	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						1,312		1,312



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x10x8	Concrete	Formed Metal	140
	Qual	2	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.63 x 140)		2,748	2,748	1,786	962
	GRDT	Garage - Detached	19x13x8	Concrete	Formed Metal	247
	Qual	2	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.58 x 247)		5,824	5,824	3,028	2,796