



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 660017847 Parcel ID 000000-00-0-00858-004-0004 Cadastral ID 19-24-16-01810 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 339378 WAGONER, ORVILLE ANDREW 10312 E PARK RD TALALA OK 74080-0000 Parcel Location Situs 10312 PARK RD Subdivision VADA POINT Lot/Block 0004 / 0004 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_0117.JPG 2/20/2020</p>														
Legal Description Lat/Long: 36.55255455 -95.64466600																			
LOT 4 BLOCK 4 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	/	KNEPSHIELD, BRIAN E & STACY L	06/10/2022	145,000	WG										
H	Homestead	No	1,000		1228/887	SIMMONS, THOMAS F & LAURIE-M	05/15/2000	47,500	No										
					866/306		10/30/1991	28,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2023		Land Value 48,957	7,654	11%	842	Assessed	7,030	760.52										
Year Frozen	0		Improvements 94,933	56,251		6,188	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		Total Value 143,890	63,905		7,030	Total Taxable	6,030	666.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017847	WAGONER, ORVILLE ANDREW			10	140,629	1000	5,824	644.00										
2024	2024-660017847	WAGONER, ORVILLE ANDREW			10	120,521	1000	5,626	603.00										
2023	2023-660017847	WAGONER, ORVILLE ANDREW			10	58,483	1000	5,433	579.00										
2022	2022-660017847	WAGONER, ORVILLE ANDREW			10	59,404	1000	5,534	586.00										
2021	2021-660017847	KNEPSHIELD, BRIAN E & STACY L			10	65,111	1000	6,162	656.00										
2020	2020-660017847	KNEPSHIELD, BRIAN E & STACY L			10	65,638	1000	6,047	654.00										
2019	2019-660017847	KNEPSHIELD, BRIAN E & STACY L			10	62,202	1000	5,842	621.00										
2018	2018-660017847	KNEPSHIELD, BRIAN E & STACY L			10	65,229	1000	6,068	666.00										
2017	2017-660017847	KNEPSHIELD, BRIAN E & STACY L			10	64,662	1000	5,862	680.00										
2016	2016-660017847	KNEPSHIELD, BRIAN E & STACY L			10	62,717	1000	5,662	601.00										
2015	2015-660017847	KNEPSHIELD, BRIAN E & STACY L			10	61,325	1000	5,468	548.00										
2014	2014-660017847	KNEPSHIELD, BRIAN E & STACY L			10	63,323	1000	5,280	528.00										
2013	2013-660017847	KNEPSHIELD, BRIAN E & STACY L			10	62,059	1000	5,097	494.00										



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Lot Data		Square-Foot - NBHD 1134 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3746		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	16,319.00 x 3.00 = 48,957		
Factor Value			
Adjustments	1.0000		
Lot Value	48,957		



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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, Vinyl
Base/Total Area	910 / 1,428
Style	100% 1 1/2 Story Finished
HVAC	100% Individual Heat Pump
Roof Cover	1 Composition Shingle
Area on Slab	910
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	136,490 95.58 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	92,216
Lot Value	48,957
Indicated Value	141,173 98.86 Per SqFt
Agland Value	
Site Improvements	2,717
Total Value	143,890 100.76 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.74	Total Misc Impr	+ 5,159
Roofing Adj	+ 3.46	Garage Cost	+ 0
Subfloor Adj	+ -1.63	Total RCN	= 156,299
Heat/Cool Adj	+ 6.96	Depreciation (41%)	- 64,083
Plumbing Adj	+ 4.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 92,216
Adj Base Cost	= 105.84	Lot Value	+ 48,957
Total Area	x 1,428	Indicated Value	= 141,173
Adjusted Cost	= 151,140	Value Per SqFt	98.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43102	14x14		196	26.32		5,159



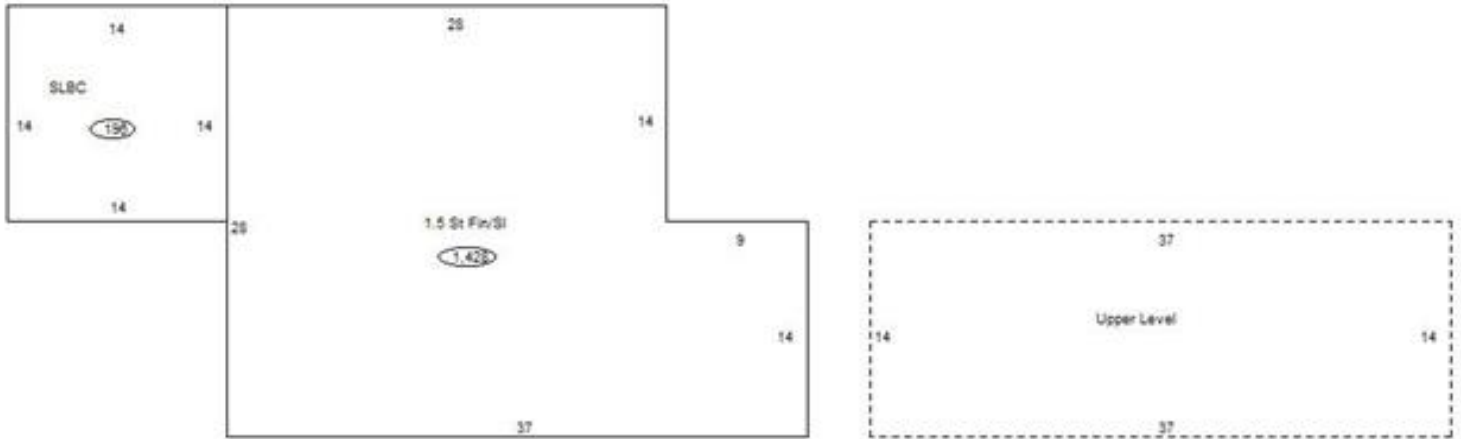
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	910	1.569	1,428
2	M	PRCH		10	SLBC	196	1.000	196
3	U	^UL		10	Upper Level	518	1.000	518
Total Building Area						910		1,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x20x8	Plank	Composition Shingle	600
	Qual	3	Cond 2	Year 1995	Eff Age 31	
Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (20.58 x 600)		12,348		12,348	9,631	2,717