



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:52:20
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Assessment Data					Primary Image																																																																																																																				
Account 660018625 Parcel ID 24N15E-20-1-00000-000-0000 Cadastral ID 20-24-15-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348680 HELM, WALTER DAVID & KITTY RAE REVOCABLE TRUST 4306 S 4087 RD TALALA OK 74080-0000 Parcel Location Situs 04306 S 4087 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 20 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660018625_001.JPG 10/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54935970 -95.72942510																																																																																																																									
N2 SW NE					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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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY

Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value



660018625_001.JPG

10/1/2024

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3.5 - Average
 Architecture
 Style 100% 1 1/2 Story Finished
 Exterior Wall 100% Frame, Stucco
 Base/Total Area 1,332 / 2,148
 Style 100% 1 1/2 Story Finished
 HVAC 100% Warmed & Cooled Air
 Roof Cover 9 Clay Tile
 Area on Slab 1,332
 Fixture/RghIn 11 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 1983 / 32

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code
 Adjusted R
 Indicated Value

Direct Comparables

Selection Model 1 Res
 Adjustment Model A2 AO Test
 Comparables
 Indicated Value

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	163,859		
Lot Value			
Indicated Value	163,859	76.28	Per SqFt
Agland Value	3,444		
Site Improvements	14,136		
Total Value	181,439	84.47	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	94.37	Total Misc Impr	+	17,165
Roofing Adj	+ 4.80	Garage Cost	+	
Subfloor Adj	+ -2.31	Total RCN	=	273,099
Heat/Cool Adj	+ 14.18	Depreciation (40%)	-	109,240
Plumbing Adj	+ 8.10	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	163,859
Adj Base Cost	= 119.15	Lot Value	+	
Total Area	x 2,148	Indicated Value	=	163,859
Adjusted Cost	= 255,934	Value Per SqFt		76.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	45305	4x3		12	28.90		347
PRCH	SLAB PORCH - COVERED	45306	12		12	28.90		347
PRCH	SLAB PORCH - COVERED	45307	16x15		240	28.10		6,744
PRCH	SLAB PORCH - COVERED	115618	30x4		120	28.55		3,426



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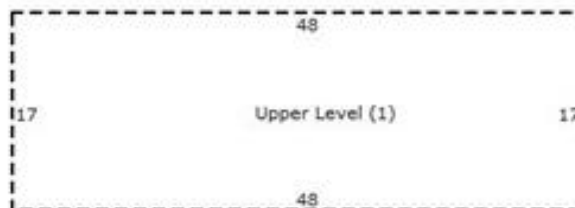
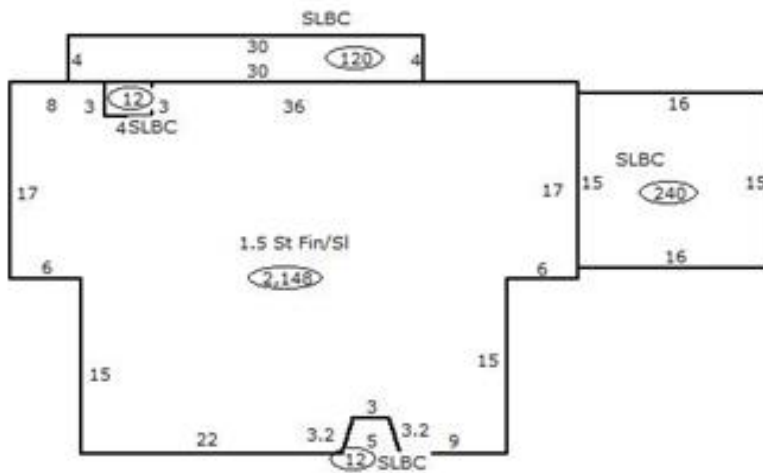
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Sketch Image

660018625



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,332	1.613	2,148
2	M	PRCH		13	SLBC	12	1.000	12
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	120	1.000	120
6	U	^UL		13	Upper Level (1)	816	1.000	816
Total Building Area						1,332		2,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	24x25x0			600	
	Qual 2	Cond 3	Year 2020	Eff Age	5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 600)		9,600		9,600	864	8,736
	STF	STG FAIR	24x10x0			240	
	Qual 2	Cond 3	Year 2020	Eff Age	5		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 240)		1,123		1,123	258	865
	BARN	BARN	0x0x0			600	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 600)		6,288		6,288	2,830	3,458
	LT	LEAN-TO	0x0x0			306	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 306)		894		894	760	134
	STF	STG FAIR	0x0x0			288	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 288)		1,348		1,348	607	741
	GHF	Greenhouse	8x8x0			64	
	Qual 2	Cond 3	Year	Eff Age	1013		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (4.50 x 64)		288		288	86	202
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						



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Base Cost (4.68 x)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.000	122	122	612	612
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			10.000	192	192	1,920	1,920
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			5.000	182	182	912	912
NTV PST Totals						20.000			3,444	3,444
Total Agland						20.000			3,444	3,444