



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660018626 Parcel ID 24N15E-20-1-00000-000-0000 Cadastral ID 20-24-15-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 292302 FARRILL, JOE D & FONDA R 4422 S 4087 RD TALALA OK 74080-0000 Parcel Location Situs 04404 S 4087 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 20 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660018626_007.JPG 10/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54799767 -95.72941589 N2 S2 SW NE																																																																																																																									
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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



660018626_007.JPG

10/1/2024

Residential Data

Type 1 Single Family Residence
 Condition 2 - Fair
 Quality 2 - Fair
 Architecture
 Style 100% One Story
 Exterior Wall 100% Frame, Siding, Vinyl
 Base/Total Area 1,440 / 1,440
 Style 100% One Story
 HVAC 100% Forced Air Furnace
 Roof Cover 1 Composition Shingle
 Area on Slab 0
 Fixture/RghIn 8 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 1978 / 48

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	65,630		
Lot Value			
Indicated Value	65,630	45.58	Per SqFt
Agland Value	1,698		
Site Improvements	1,362		
Total Value	68,690	47.70	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	82.72	Total Misc Impr	+	8,671
Roofing Adj	+ 3.76	Garage Cost	+	
Subfloor Adj	+ 2.21	Total RCN	=	152,628
Heat/Cool Adj	+ 4.90	Depreciation (57%)	-	86,998
Plumbing Adj	+ 6.37	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	65,630
Adj Base Cost	= 99.97	Lot Value	+	
Total Area	x 1,440	Indicated Value	=	65,630
Adjusted Cost	= 143,957	Value Per SqFt		45.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	45309	8x8		64	54.35		3,478
EPSW	ENCLOSED PORCH - SOLID WALL	45310	12x8		96	54.09		5,193



Rogers

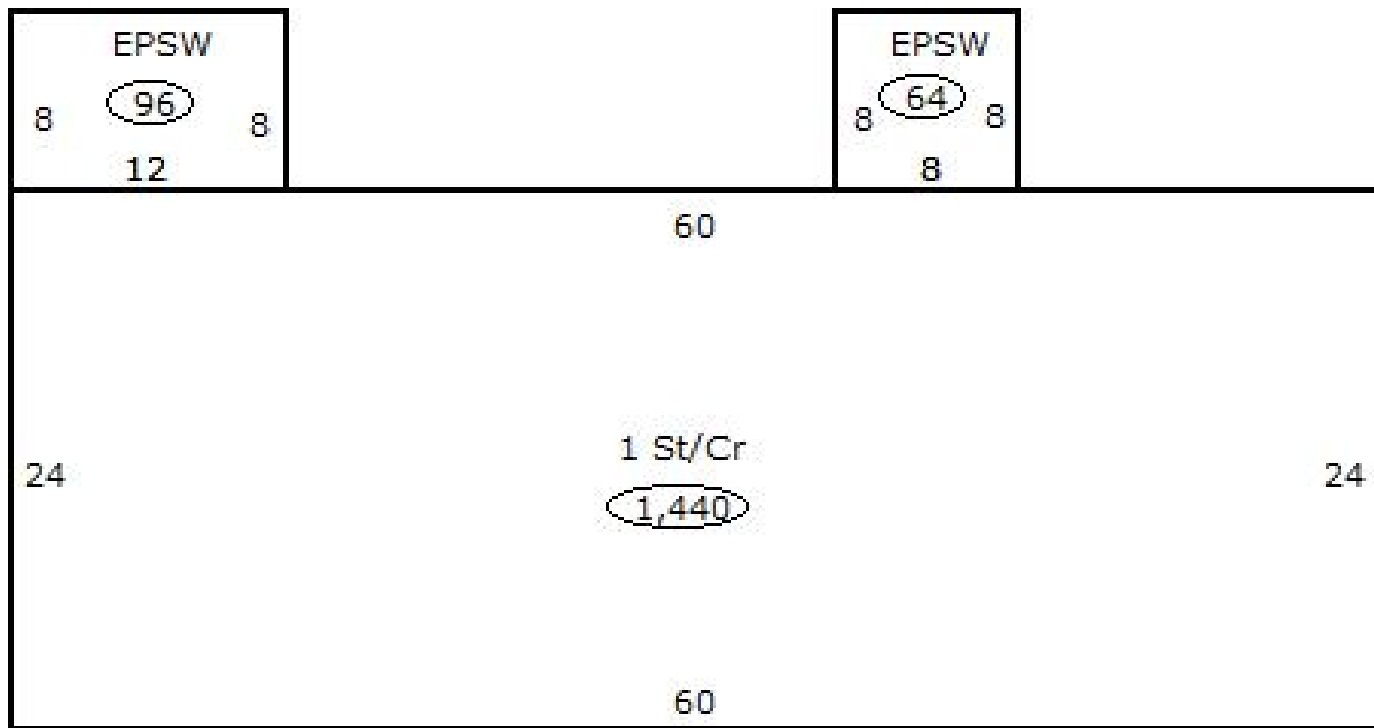
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Sketch Image

660018626



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	M	EPSW		13	EPSW	64	1.000	64
3	M	EPSW		13	EPSW	96	1.000	96
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			520
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.48 x 520)		5,450		5,450	4,088	1,362
	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)						
	BARN	BARN	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (11.51 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			2.500	122	122	306	306
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.500	192	192	480	480
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			5.000	182	182	912	912
NTV PST Totals						10.000			1,698	1,698
Total Agland						10.000			1,698	1,698