



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 660018627 Parcel ID 24N15E-20-2-00000-000-0000 Cadastral ID 20-24-15-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314273 COULTER, MARK E & CHASIDY L 5496 E 320 RD TALALA OK 74080-0000 Parcel Location Situs 05496 E 320 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 20 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660018627_002.JPG 10/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.55024678 -95.73390243																																																																																																																									
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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



660018627_002.JPG

10/1/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2 - Fair
Architecture
Style 100% One Story
Exterior Wall 100% Veneer, Stone
Base/Total Area 1,600 / 1,600
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 4 Metal, Preformed
Area on Slab 0
Fixture/RghIn 8 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 780 Attached Garage - Unfinished
Remodel
Year/Eff Age 1950 / 57

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	78,286		
Lot Value			
Indicated Value	78,286	48.93	Per SqFt
Agland Value	13,183		
Site Improvements	26,334		
Total Value	193,720	121.08	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	96.29	Total Misc Impr	+	10,154
Roofing Adj	+ 4.40	Garage Cost	+	16,672
Subfloor Adj	+ 2.26	Total RCN	=	216,906
Heat/Cool Adj	+ 10.09	Depreciation (65%)	-	140,989
Plumbing Adj	+ 5.74	Lump Sums	+	2,369
Basement Adj	+ 0.00	RCNLD	=	78,286
Adj Base Cost	= 118.80	Lot Value	+	
Total Area	x 1,600	Indicated Value	=	78,286
Adjusted Cost	= 190,080	Value Per SqFt		48.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	45313	32x7		224	20.18		4,520
PRCH	SLAB PORCH - COVERED	45314	16x9		144	20.42		2,940
PATO	SLAB PORCH - OPEN	45315	16x11		176	9.42		1,658
PRCH	SLAB PORCH - COVERED	45316	10x5		50	20.72		1,036
WODO	WOOD DECK - OPEN	145772	20x5		100	23.69		2,369



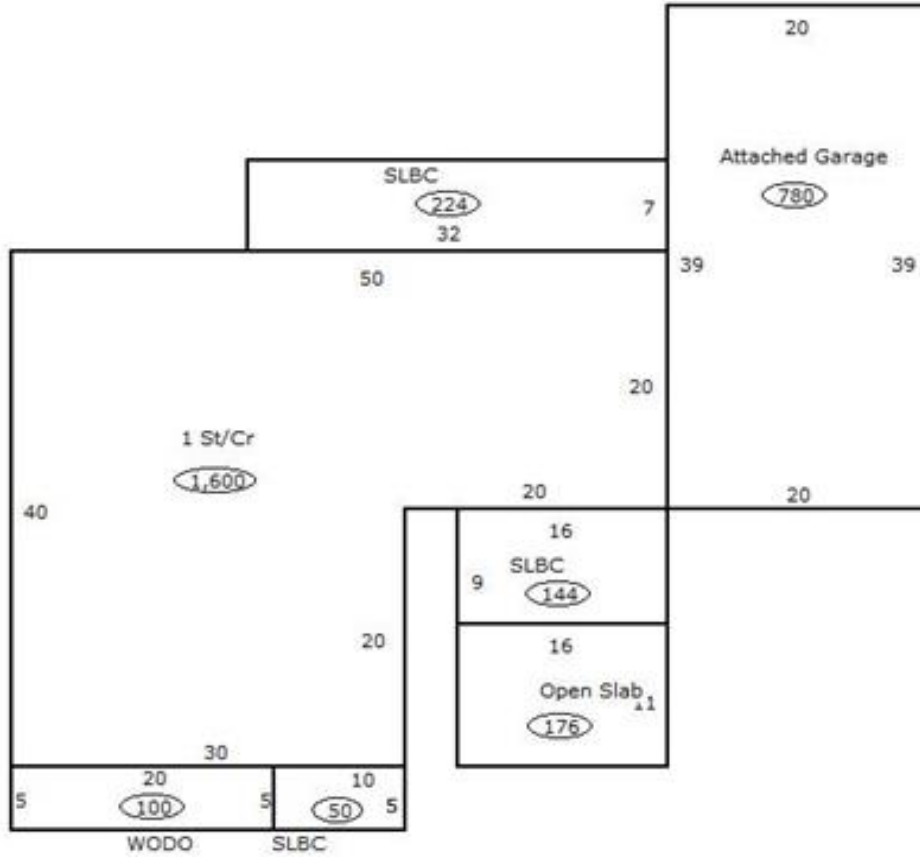
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,600	1.000	1,600
2	G	1		13	Attached Garage	780	1.000	780
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PATO		13	Open Slab	176	1.000	176
6	M	PRCH		13	SLBC	50	1.000	50
7	M	WODO		13	WODO	100	1.000	100
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 800)		25,024	25,024	7,507	17,517
	BARN	BARN	0x0x0			1,520
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (9.77 x 1,520)		14,850	14,850	8,910	5,940
	BARN	BARN	0x0x0			840
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 840)		8,803	8,803	6,162	2,641
	STF	STG FAIR	8x7x0			56
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 56)		262	262	26	236



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			9.100	54	54	491	491
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			41.014	168	168	6,890	6,890
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			26.794	192	192	5,144	5,144
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			3.092	213	213	658	658
IMP PST Totals						80.000			13,183	13,183
Total Agland						80.000			13,183	13,183