



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 660021086 Parcel ID 23N14E-25-2-00000-000-0000 Cadastral ID 25-23-14-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 325727 PIERSON, ROBERT R JR & SHIRLEY A 3500 E 393 RD TALALA OK 74080-0000 Parcel Location Situs 03500 E 393 RD Subdivision Lot/Block / Parcel Size 20.08 - Acres Sec/Twn/Rng 25 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>C:\Users\TS\Pictures\2016-02-22 02-22-2016\02-22-2016 028.JPG 2/23/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.44616604 -95.76974766																																																																																																																									
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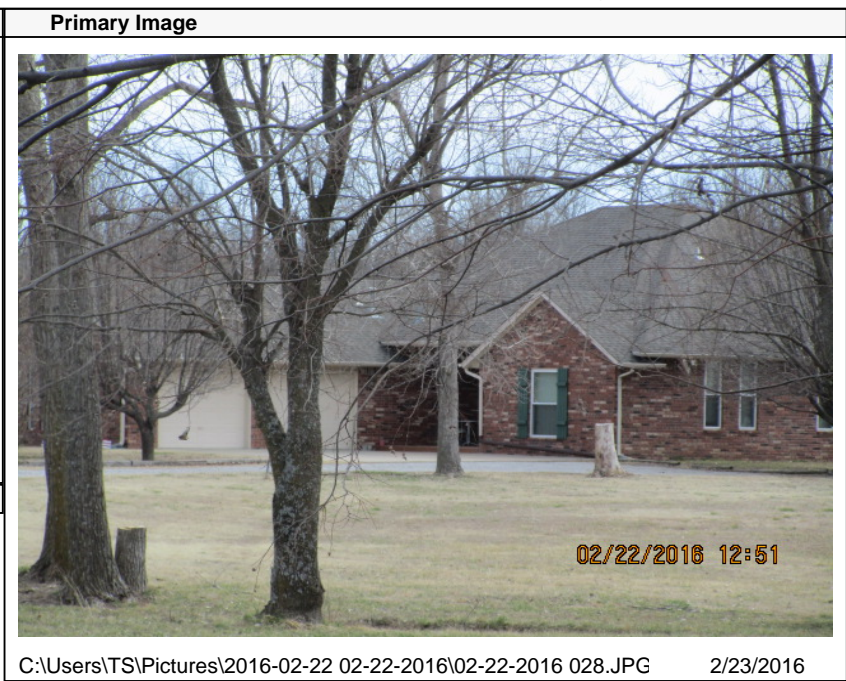
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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,367 / 2,367
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,367
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109.46	Total Misc Impr	+ 11,976
Roofing Adj	+ 5.20	Garage Cost	+ 22,896
Subfloor Adj	+ -3.40	Total RCN	= 350,251
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 98,070
Plumbing Adj	+ 7.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,181
Adj Base Cost	= 133.24	Lot Value	+ 252,181
Total Area	x 2,367	Indicated Value	= 252,181
Adjusted Cost	= 315,379	Value Per SqFt	106.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,181		
Lot Value			
Indicated Value	252,181	106.54	Per SqFt
Agland Value	2,498		
Site Improvements	40,760		
Total Value	295,439	124.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51532	189		189	28.84		5,451
PRCH	SLAB PORCH - COVERED	51533	12x11		132	29.08		3,839
PATO	SLAB PORCH - OPEN	51534	242		242	11.10		2,686



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065	43,065	15,073	27,992
	LT	LEAN-TO	0x0x0			800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 800)		2,336	2,336	818	1,518
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	13,750	11,250



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	2.000	142	142	283	283
NTV PST Totals						2.000			283	283
SM	STRIP MINES	IMP PST	10		0	9.000	28	28	252	252
IMP PST Totals						9.000			252	252
BDC2	BATES-DENNIS SOILS 3-5% S	CLT LND	59		0	8.080	207	207	1,669	1,669
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84		0	1.000	294	294	294	294
CLT LND Totals						9.080			1,963	1,963
Total Agland						20.080			2,498	2,498