



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	660021333								
Parcel ID	24N14E-25-3-00000-000-0000								
Cadastral ID	25-24-14-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	301636								
VAN PELT, DARLENE &									
JON VAN PELT & VICTORIA JEROME									
3531 E 340 RD									
TALALA OK 74080-0000									
Parcel Location									
Situs	03031 E 340 RD								
Subdivision									
Lot/Block	/	Parcel Size	139 - Acres						
Sec/Twn/Rng	25 / 24 / 14 / 3								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.52988462 -95.76420403									
E2 SE SE SW & SW SE & W2 W2 SE SE & W2 SW NE SE & S2 NW NW SE & NE N W SE & W2 NW NE SE & S2 NW SE & E2 SW NE & W2 SE NE LESS & EXCEPT 1 AC TR DESC AS: COMM SE/C OF SE; TH S88-56 43W ALG S/LINE OF SE 1460.75'; TH N01-03-17W 285.45' TO POB; TH S88-56-43W 208.71'; TH									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2064/343	VAN PELT, DARLENE	10/23/2009	0	4					
1155/747	RIDDLE, JOHN W	02/04/1999	0	No					
1155/748	RIDDLE, JOHN W	02/04/1999	0	No					
1143/494	RIDDLE, JOHN W	11/19/1998	0	No					
993/198	VAN PELT, H B III	06/21/1995	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	1999	Land Value	20,512	11,566	11%	Assessed	19,973	2,160.71	
Year Frozen	2007	Improvements	301,502	170,012		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-94.00	
TIF Project ID	0	Total Value	322,014	181,578		Total Taxable	18,973	2,067.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021333	VAN PELT, DARLENE &	10	314,887	1000	18,973	2,067.00		
2024	2024-660021333	VAN PELT, DARLENE &	10	325,830	1000	18,974	2,001.00		
2023	2023-660021333	VAN PELT, DARLENE &	10	281,896	1000	18,973	1,987.00		
2022	2022-660021333	VAN PELT, DARLENE &	10	281,883	1000	18,973	1,977.00		
2021	2021-660021333	VAN PELT, DARLENE &	10	284,749	1000	18,974	1,992.00		
2020	2020-660021333	VAN PELT, DARLENE &	10	282,764	1000	18,974	2,021.00		
2019	2019-660021333	VAN PELT, DARLENE &	10	272,291	1000	18,974	1,983.00		
2018	2018-660021333	VAN PELT, DARLENE &	10	281,892	1000	18,974	2,051.00		
2017	2017-660021333	VAN PELT, DARLENE &	10	278,824	1000	18,973	2,170.00		
2016	2016-660021333	VAN PELT, DARLENE &	10	267,475	1000	18,536	1,933.00		
2015	2015-660021333	VAN PELT, DARLENE &	10	259,382	1000	18,536	1,829.00		
2014	2014-660021333	VAN PELT, DARLENE &	10	267,075	1000	18,536	1,825.00		
2013	2013-660021333	VAN PELT, DARLENE &	10	253,711	1000	18,536	1,765.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,374 / 2,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	609 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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	

Cost Approach Manual : 01/2025

Base Cost	103.90	Total Misc Impr	+	30,795
Roofing Adj	+ 5.10	Garage Cost	+	18,197
Subfloor Adj	+ 0.00	Total RCN	=	352,365
Heat/Cool Adj	+ 12.39	Depreciation (43%)	-	151,517
Plumbing Adj	+ 6.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	200,848
Adj Base Cost	= 127.79	Lot Value	+	
Total Area	x 2,374	Indicated Value	=	200,848
Adjusted Cost	= 303,373	Value Per SqFt		84.60

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	200,848	
Lot Value		
Indicated Value	200,848	84.60 Per SqFt
Agland Value	20,512	
Site Improvements	35,000	
Total Value	256,360	107.99 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	51775	36x5		180	25.83		4,649
PRCH	SLAB PORCH - COVERED	51776	66x13		858	24.06		20,643



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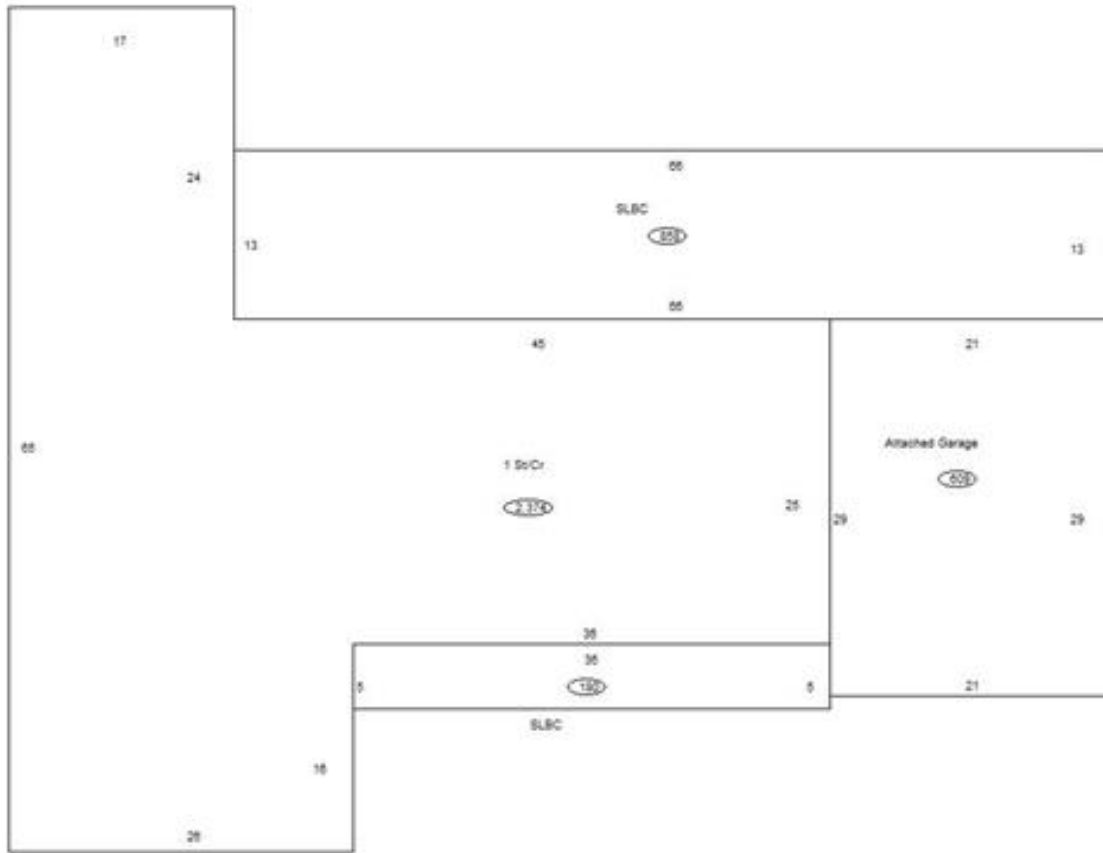
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,374	1.000	2,374
2	G	1		10	Attached Garage	609	1.000	609
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	858	1.000	858
Total Building Area						2,374		2,374



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		75x30x0			2,250
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (8.95 x 2,250)	20,138		20,138	14,097	6,041
	BARN BARN		0x0x0			1,315
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.05 x 1,315)	13,216		13,216	8,590	4,626
	BARN BARN		0x0x0			5,600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (7.75 x 5,600)	43,400		43,400	28,210	15,190
	BARN BARN		68x22x0			1,496
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,496)	14,661		14,661	9,530	5,131
	BARN BARN		30x32x0			960
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 960)	10,061		10,061	6,540	3,521
	LT LEAN-TO		16x30x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)	1,402		1,402	911	491



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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



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1/14/2020

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 1 - Low
 Architecture DMH LOWER VALUED MH
 Style 100% One Story
 Exterior Wall 100% Frame, Siding, Metal
 Base/Total Area 840 / 840
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 840
 Fixture/RghIn 4 /
 Bed/F/H Bath 2 / 1.0 /
 Basement Area
 Garage Type 360 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 2008 / 14

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code 1 Test
 Adusted R 0.8445
 Indicated Value 112,223 133.60 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach Cost Approach
 Improvements 65,654
 Lot Value
 Indicated Value 65,654 78.16 Per SqFt
 Agland Value
 Site Improvements
 Total Value 65,654 78.16 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	59.50	Total Misc Impr	+	5,514
Roofing Adj	+ 4.72	Garage Cost	+	8,284
Subfloor Adj	+ 0.00	Total RCN	=	80,066
Heat/Cool Adj	+ 9.29	Depreciation (18%)	-	14,412
Plumbing Adj	+ 5.38	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	65,654
Adj Base Cost	= 78.89	Lot Value	+	
Total Area	x 840	Indicated Value	=	65,654
Adjusted Cost	= 66,268	Value Per SqFt		78.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127452	40x8		320	17.23		5,514



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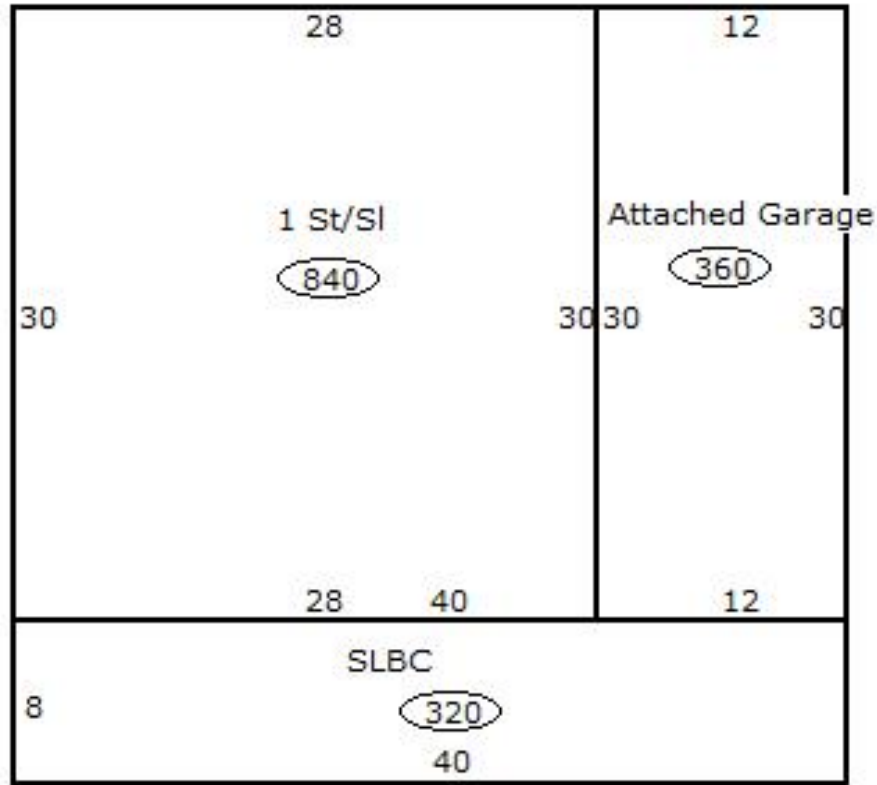
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	840	1.000	840
2	G	1		13	Attached Garage	360	1.000	360
3	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						840		840



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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		0	15.000	54	54	810	810
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76		0	7.000	137	137	958	958
TMBR Totals						22.000			1,768	1,768
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	29.000	72	72	2,088	2,088
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	27.000	192	192	5,184	5,184
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.000	192	192	192	192
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	4.000	192	192	768	768
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	6.000	192	192	1,152	1,152
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	25.000	192	192	4,800	4,800
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	13.000	182	182	2,371	2,371
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76		0	12.000	182	182	2,189	2,189
NTV PST Totals						117.000			18,744	18,744
Total Agland						139.000			20,512	20,512