



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 660021340 Parcel ID 24N15E-25-2-00000-000-0000 Cadastral ID 25-24-15-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 290168 KNORI, LARRY D & JANET L CO TRUSTEES 5131 S 4120 RD TALALA OK 74080-0000 Parcel Location Situs 05131 S 4120 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 25 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53565127 -95.66424814																																																																																																																									
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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



660021340

10/21/24

660021340_001.JPG

10/21/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2.5 - Fair
Architecture
Style 100% One Story
Exterior Wall 30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area 1,496 / 1,496
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 8 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 312 Attached Garage - Unfinished
Remodel
Year/Eff Age 1962 / 48

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	97.57	Total Misc Impr	+	4,855
Roofing Adj	+ 4.32	Garage Cost	+	9,631
Subfloor Adj	+ 1.14	Total RCN	=	195,652
Heat/Cool Adj	+ 11.24	Depreciation (55%)	-	107,609
Plumbing Adj	+ 6.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	88,043
Adj Base Cost	= 121.10	Lot Value	+	
Total Area	x 1,496	Indicated Value	=	88,043
Adjusted Cost	= 181,166	Value Per SqFt		58.85

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	88,043		
Lot Value			
Indicated Value	88,043	58.85	Per SqFt
Agland Value	34,831		
Site Improvements	92,402		
Total Value	215,276	143.90	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51792	16x3		48	23.64		1,135
PRCH	SLAB PORCH - COVERED	51793	16x10		160	23.25		3,720



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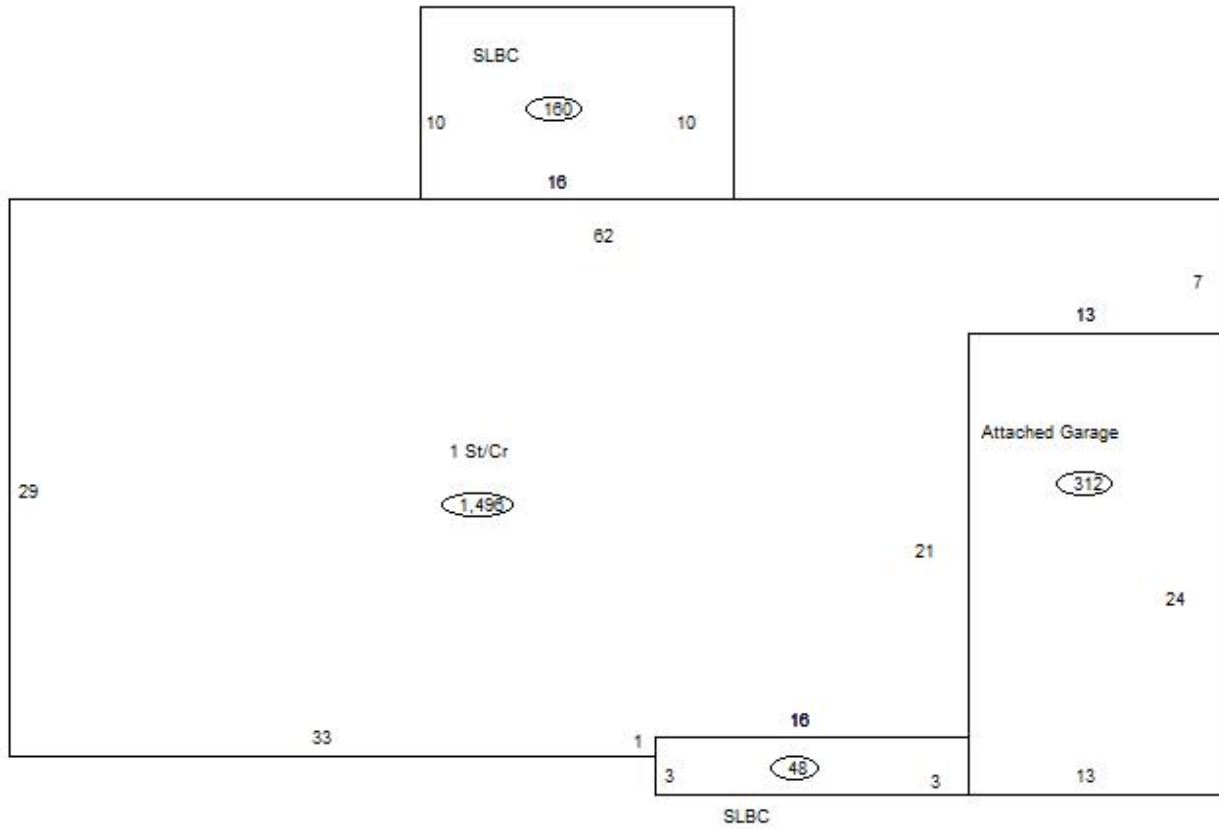
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Sketch Image

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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	1,496	1.000	1,496
2	G	1		10	Attached Garage	312	1.000	312
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						1,496		1,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EPKS	Enclosed Porch - Kneewall Screen	8x6x6	Concrete	Formed Metal	48
	Qual 1	Cond 1	Year 2024	Eff Age 3		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (20.22 x 48)		971	971	136	835
	UTIL	SHOP BUILDING	0x0x0			616
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 616)		19,268	19,268	15,414	3,854
	UTIL	SHOP BUILDING	0x0x0			1,120
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (30.67 x 1,120)		34,350	34,350	27,480	6,870
	UTIL	SHOP BUILDING	0x0x0			3,520
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (24.09 x 3,520)		84,797	84,797	8,480	76,317
	BARN	BARN	0x0x0			1,360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.99 x 1,360)		13,586	13,586	10,869	2,717
	LF	LOAFING SHED	0x0x0			160
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 160)		682	682	682	
	STF	STG FAIR	0x0x0			1,184
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,184)		5,541	5,541	4,433	1,108



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	6x40x0			240
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 240)	701		701	701



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		1.000	192	192	192	192
SO	SOGN SOILS	NTV PST	15	0		17.000	36	36	612	612
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78	0		5.000	187	187	936	936
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76	0		20.000	182	182	3,648	3,648
NTV PST Totals						43.000			5,388	5,388
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78	0		20.000	218	218	4,368	4,368
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76	0		23.000	213	213	4,894	4,894
IMP PST Totals						43.000			9,262	9,262
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80	0		3.000	280	280	840	840
SUB	SUMMIT SILTY CLAY LOAM 1-	CLT LND	78	0		65.000	273	273	17,745	17,745
WSA	WOODSON AND SUMMIT SOILS	CLT LND	76	0		6.000	266	266	1,596	1,596
CLT LND Totals						74.000			20,181	20,181
Total Agland						160.000			34,831	34,831