




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 660022377 Parcel ID 23N14E-26-3-00000-000-0000 Cadastral ID 26-23-14-02300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 302012 LANGSTON, JERALD S & SHALONDA J 11551 S 4050 RD TALALA OK 74080-0000 Parcel Location Situs 11551 S 4050 RD Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 26 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 660022377_001.JPG 4/22/2024														
Legal Description Lat/Long: 36.44394196 -95.79222596																			
TR DESC 2026-001169 AS S2 N2 NW SW LESS S 208.71' W 208.71' THEREOF.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	LANGSTON, JERALD S &	01/29/2026	0	4										
					2078/318	GREEN, DONALD JR & JANET L	12/31/2009	150,000	YES										
					861/50			83,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2010		Land Value 1,274	1,274	11%	140	Assessed	25,211	2,727.36										
Year Frozen	0		Improvements 251,058	227,924		25,071	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 252,332	229,198		25,211	Total Taxable	24,211	2,633.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022377	LANGSTON, JERALD S &			10	234,315	1000	23,496	2,556.00										
2024	2024-660022377	LANGSTON, JERALD S &			10	243,030	1000	22,782	2,400.00										
2023	2023-660022377	LANGSTON, JERALD S &			10	209,909	1000	22,090	2,312.00										
2022	2022-660022377	LANGSTON, JERALD S &			10	209,281	1000	21,828	2,273.00										
2021	2021-660022377	LANGSTON, JERALD S &			10	202,093	1000	21,163	2,219.00										
2020	2020-660022377	LANGSTON, JERALD S &			10	200,804	1000	20,517	2,184.00										
2019	2019-660022377	LANGSTON, JERALD S &			10	189,919	1000	19,891	2,079.00										
2018	2018-660022377	LANGSTON, JERALD S &			10	198,592	1000	20,838	2,252.00										
2017	2017-660022377	LANGSTON, JERALD S &			10	196,534	1000	20,202	2,310.00										
2016	2016-660022377	LANGSTON, JERALD S &			10	191,312	1000	19,584	2,042.00										
2015	2015-660022377	LANGSTON, JERALD S &			10	184,809	1000	18,985	1,873.00										
2014	2014-660022377	LANGSTON, JERALD S &			10	188,675	1000	18,403	1,812.00										
2013	2013-660022377	LANGSTON, JERALD S &			10	178,933	1000	17,838	1,699.00										



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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	



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	2,070 / 2,070
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,070
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,020 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

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	112.18	Total Misc Impr	+ 28,083
Roofing Adj	+ 4.66	Garage Cost	+ 30,386
Subfloor Adj	+ -2.19	Total RCN	= 341,500
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 140,015
Plumbing Adj	+ 9.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,485
Adj Base Cost	= 136.73	Lot Value	+ 201,485
Total Area	x 2,070	Indicated Value	= 201,485
Adjusted Cost	= 283,031	Value Per SqFt	97.34

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	201,485
Lot Value	
Indicated Value	201,485 97.34 Per SqFt
Agland Value	1,274
Site Improvements	49,573
Total Value	252,332 121.90 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	54856	33x12		396	25.69		10,173
PRCH	SLAB PORCH - COVERED	54857	24x12		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	54858	26x7		182	26.36		4,798



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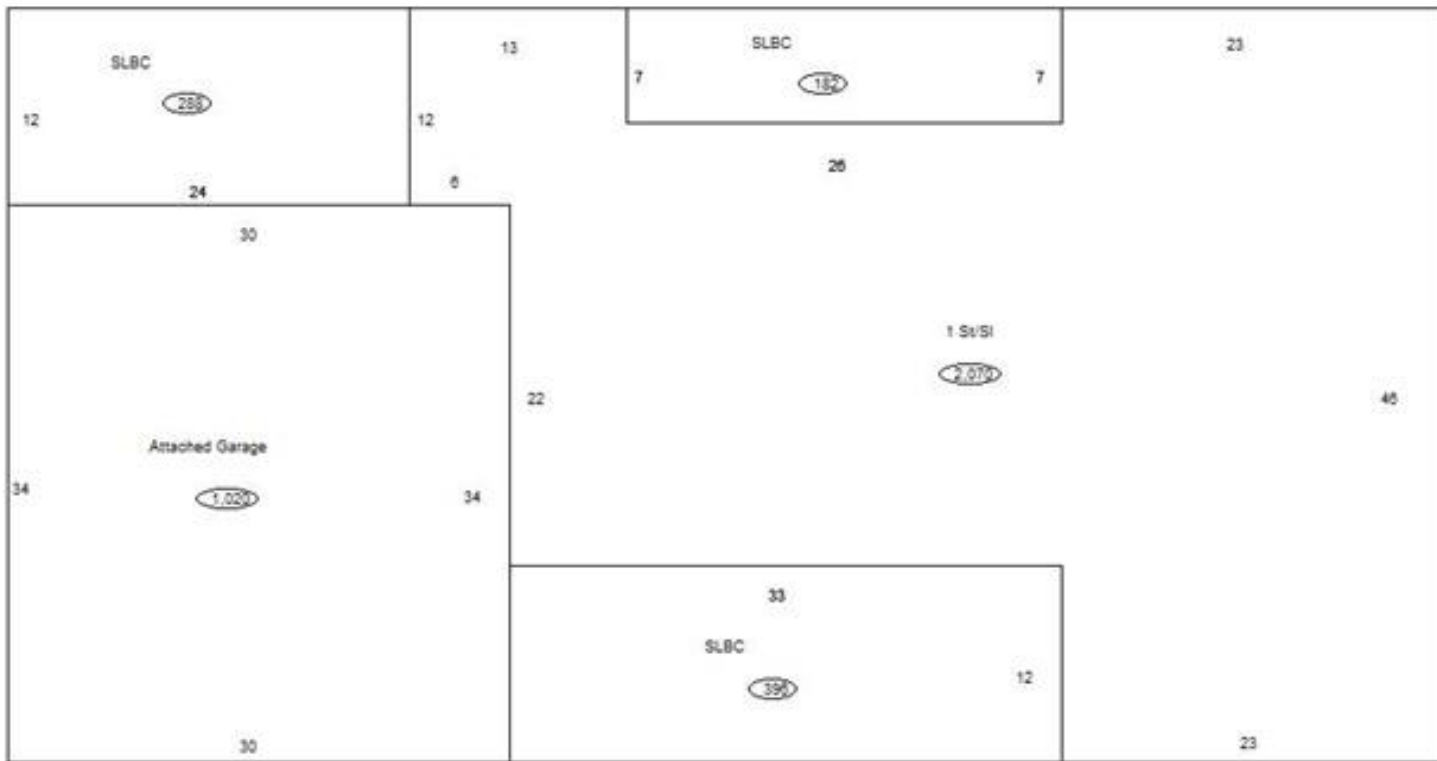
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,070	1.000	2,070
2	G	1		10	Attached Garage	1,020	1.000	1,020
3	M	PRCH		10	SLBC	396	1.000	396
4	M	PRCH		10	SLBC	288	1.000	288
5	M	PRCH		10	SLBC	182	1.000	182
Total Building Area						2,070		2,070



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.62 x 1,800)		49,716	49,716	12,429	37,287
	LF	LOAFING SHED	0x0x0			96
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 96)		409	409	266	143
	LF	LOAFING SHED	0x0x0			96
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 96)		409	409	266	143
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	18,000	12,000



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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			9.000	142	142	1,274	1,274
NTV PST Totals						9.000			1,274	1,274
Total Agland						9.000			1,274	1,274