




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:00:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022382 Parcel ID 23N14E-26-2-00000-000-0000 Cadastral ID 26-23-14-02700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 327478 HAILE, KYLE 11121 S 4050 RD TALALA OK 74080-0000 Parcel Location Situs 11121 S 4050 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 26 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 <p>660022382_001.JPG 4/22/2024</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.9493 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 215,593.00 x .38 = 82,212 Factor Value Adjustments 1.0000 Lot Value 82,212		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,311 / 2,311
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,311
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	328,197	142.02	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.04	Total Misc Impr	+	14,894			
Roofing Adj	+ 5.22	Garage Cost	+	20,766			
Subfloor Adj	+ -3.40	Total RCN	=	345,380			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	17,269			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	328,111			
Adj Base Cost	= 134.02	Lot Value	+	82,212			
Total Area	x 2,311	Indicated Value	=	410,323			
Adjusted Cost	= 309,720	Value Per SqFt		177.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,111		
Lot Value	82,212		
Indicated Value	410,323	177.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	410,323	177.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146263	280		280	28.54		7,991
PATO	SLAB PORCH - OPEN	146264	34x6		204	11.82		2,411
PRCH	SLAB PORCH - COVERED	146265	155		155	28.98		4,492